



Helping *you* move



Rose Cottage, Hinstock, TF9 2LU

A spacious 4 Bedroom Detached Family Home in the hamlet of Lockley Wood, with Lounge, separate Dining Room, En Suite to the main Bedroom - and far-reaching countryside views from the rear of the property.

Offers in the Region of

£450,000

Overview

- Four Bedroom Detached House
- Far Reaching Countryside Views
- Kitchen, Utility and Study Area
- Dining Room, Lounge with Inglenook Fireplace
- Spacious Entrance Hall and Landing
- Master Bedroom with En Suite
- Three further Bedrooms, Family Bathroom
- Rear Garden, Parking and Garage with Workshop & Solar Panels.
- No Upwards Chain; EPC TBC



Brief Description

To the ground floor is a light and spacious Entrance Hall, large Lounge with a brick-built inglenook fireplace with cast-iron log burning stove and patio doors out to the rear Garden with lovely views beyond, separate Dining Room with the original cast iron fire place, and a good-size Breakfast Kitchen with opening to a small Study/Play area and a door through to the Utility/Boiler Room. To the first floor is the Master Bedroom with En Suite, three further Bedrooms and the family Bathroom with bath and separate shower.

Externally, there's a small Garden to the front of the property, ample Parking, a brick-built Garage/Store – which would make a super Home Office or Accommodation Annex - and rear lawned Garden making the most of the superb views and evening sunset!

Location

The property is situated in a semi-rural location in the hamlet of Lockley Wood - between the village of Hinstock and the town of Market Drayton.

Hinstock has a Post Office/Village Store and well regarded Primary School. Market Drayton offers a variety of amenities such as Schools, Specialist and High Street shops, Supermarkets and Leisure Facilities.

The larger towns of Shrewsbury, Telford, Newport and Newcastle under Lyme are all with a commutable distance of Lockley Wood.



Your Local Property Experts

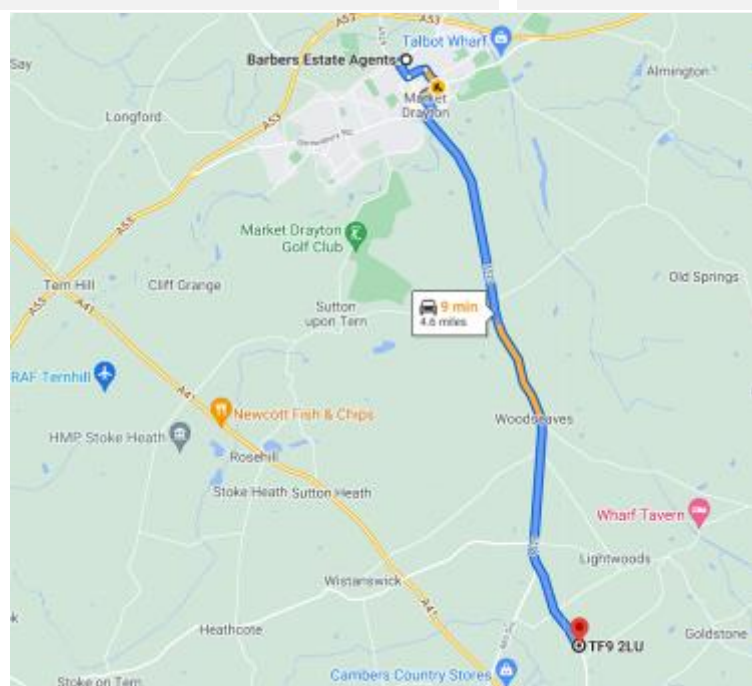
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Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office, Tower House, Maer Lane, Market Drayton, Shropshire, TF9 3SH - call us on 01630 653641. Or email us at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water and electricity are available, with oil central heating and shared septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc., or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor



DIRECTIONS: Leave Market Drayton on the A529 towards Hinstock and upon approaching the hamlet of Lockley Wood you will find the property on the right hand side which can be identified by our For Sale board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND.

Property Details

ACCOMMODATION

RECEPTION HALLWAY

13' 10" x 10' 8" (4.22m x 3.25m)

LOUNGE

21' 8" x 14' 11" (6.6m x 4.55m)

DINING ROOM

13' 10" x 11' 8" (4.22m x 3.56m)

BREAKFAST KITCHEN

14' 10" x 10' 7" (4.52m x 3.23m)

UTILITY/BOILER ROOM

9' 2" x 6' 0" (2.79m x 1.83m)

OFFICE

7' 8" x 7' 4" (2.34m x 2.24m)

RETURNING TO THE RECEPTION HALL

STAIRS TO FIRST FLOOR

LANDING AREA

17' 10" x 16' 5" (5.44m x 5m)

MASTER BEDROOM

14' 10" x 13' 3" (4.52m x 4.04m)

EN-SUITE SHOWER ROOM

7' 11" x 4' 1" (2.41m x 1.24m)

BEDROOM TWO

13' 10" x 11' 8" (4.22m x 3.56m)

BEDROOM THREE

12' 3" x 10' 11" (3.73m x 3.33m)

BEDROOM FOUR

7' 8" x 7' 4" (2.34m x 2.24m)

FAMILY BATHROOM

9' 4" x 8' 0" (2.84m x 2.44m)



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

MARKET DRAYTON BRANCH Tower House, Maer Lane,
Market Drayton, TF9 3HS | Tel: 01360 653641
Email: newport@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.