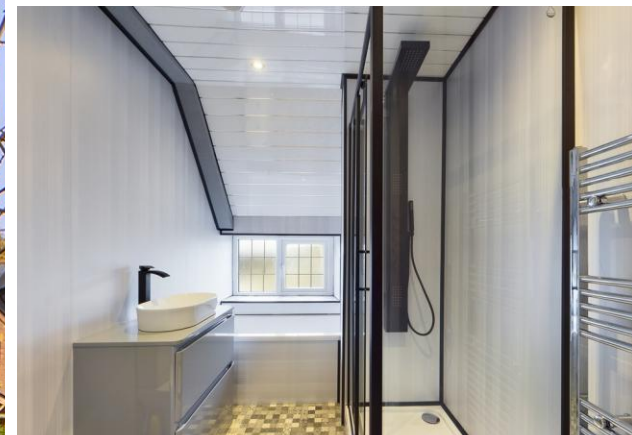


FOR SALE



Woodhall Lane, Harthill
Offers In Region Of £300,000


MARTIN & CO



Woodhall Lane, Harthill

2 Bedrooms, 1 Bathroom

Offers In Region Of £300,000

- Detached cottage
- Two double bedrooms
- Refurbished
- Drive and garage
- Generous sized garden

WOW, do not miss out on this stunning two double bedroom detached cottage. Situated in this sought after semi rural village of Harthill. Positioned within easy access to stunning countryside, local amenities including shopping facilities, the Beehive bar & restaurant, popular schools, public transport links and the A57, M1/M18 Motorway network. The cottage has undergone a refurbishment program, and is move in ready including brand new appliances. Retaining some original style features with a contemporary twist and is offered with no chain involved. With the added benefit of utility room / w.c, family bathroom with a four piece suite. Having generous garden to the side, drive and garage to the rear.



RECEPTION HALL This generous sized hallway offers the potential to be used as further occasional living space for example as a study. With spindled staircase to the first floor landing, downlights to the ceiling, understairs storage cupboard, front entrance door, front facing window and rear facing entrance door.

UTILITY ROOM / W.C Having a low flush w.c, base unit with complimentary worktop with single bowl sink. Appliances include washing machine, tumble dryer, tiled splash back and rear facing window.

DINING KITCHEN Having dual aspect windows to front and rear, central beam and downlights to the ceiling. There is a range of fitted contemporary style wall and base units which include a one and a half bowl sink, induction hob, extractor hood, oven, integrated microwave, dishwasher, fridge freezer, island, tiled splash backs. The focal point of the room is the stone feature fire surround with inset currently housing decorative logs.

LOUNGE Generous sized lounge with dual aspect windows to front and side. Side window overlooks the side garden and three wall light points.

LANDING With front facing window and feature beam to the ceiling.

BEDROOM ONE With front facing window, sliding barn style doors open into the eaves area proving storage.

BEDROOM TWO With front facing window and eaves

storage.

BATHROOM Having a contemporary styled four piece suite which comprises a high gloss vanity sink unit, bath, low flush w.c, walk in shower cubicle, paneled ceiling with downlights and front facing window.

OUTSIDE To the rear of the property is a drive providing off road parking leading to the single garage and storeroom. There is a generous sized garden to the side which is mainly laid to lawn with mature trees and shrubs.









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