



Offers in the region of £165,000

TENURE : FREEHOLD

Staindale Road, DN16

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

SECURE OFF ROAD PARKING

**LOW MAINTENANCE
GARDENS**

MODERN FITTED KITCHEN

LARGE UTILITY ROOM

**MODERN FITTED SHOWER
ROOM**

**CAR PIT TO THE MAIN
GARAGE**

Louise Oliver Properties Limited
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Louise Oliver Properties is delighted to welcome to the market, a three-bedroom semi-detached property, located to Staindale Road, Ashby. The property offers a range of modern fitted features throughout, presented to a high standard, and being turnkey ready!

Briefly the property comprises spacious entrance hall to the front aspect offering under stairs storage, opening to, the modern fitted kitchen. The kitchen offers wood front wall and base storage presented to galley style with built in feature including, oven, grill, microwave, and hob. Ample room for freestanding upright fridge freezer and additional white goods is available. The rear of the kitchen exits to the large utility room, boasting further space for freestanding white goods alongside wood fronted wall and base storage and single worktop. The main living areas comprises of bay fronted lounge with ample floor space to include three-piece suite, and double doors open to rear aspect dining room with solid wood flooring. The first floor offers a modern fitted shower room featuring enlarged mains fed shower enclosure, concealed waste low flush toilet, and concealed waste vanity hand basin with a range of storage option. Boasting two double bedrooms and a third generous single bedroom. Externally the grounds benefit from being low maintenance, with ample off road, and secure parking available.

The location offers ease of access to local convenience stores and takeaway outlets, public bus route, and supermarkets. With a good range a retail outlets located a short distance from the property, to Lakeside retail park.

Viewings are highly recommended!

Council Tax Band: B

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ENTRANCE HALL

Wood composite front aspect door opening to spacious entrance hall comprising of wood laminate flooring, radiator, under stairs storage cupboard, and light to ceiling. The entrance hall opens to the kitchen, with stairs to the first floor.

KITCHEN *3.76m x 2.46m*

Modern fitted kitchen comprising of wood fronted wall and base storage units, marble effect worktops, built in microwave,

oven, and induction hob, one and a half white composite sink and drainer, pull out over hob extractor hood, radiator, side aspect uPVC window, tiled walls, and light to ceiling. Opening to the utility room and lounge.

UTILITY 1.61m x 2.62m

Utility room to the rear of the property exiting to the rear garden comprising of wood laminate flooring, side aspect uPVC window and single door, wood fronted wall and base storage units, marble effect worktop, space for under counter white goods, wall mounted Worcester combi-boiler, and light to ceiling.

LOUNGE 5.19m x 3.29m

Front aspect lounge comprising of uPVC bay window, carpet flooring, radiator, double doors opening through to the rear dining room, gas fire, and light to ceiling.

DINING ROOM 4.32m x 2.81m

Spacious rear dining room comprising of wooden flooring, rear aspect uPVC window, radiator, and light to ceiling.

BEDROOM ONE 3.72m x 3.30m

Double bedroom comprising of carpet flooring, front aspect uPVC window, radiator, built in wardrobes, and light to ceiling.

BEDROOM TWO 3.25m x 3.30m

Double bedroom comprising of carpet flooring, rear aspect uPVC window, and light to ceiling.

BEDROOM THREE 2.44m x 1.97m

Single bedroom comprising of carpet flooring, radiator, front aspect uPVC window, and light to ceiling.

SHOWER ROOM 1.95m x 1.97m

Modern fitted shower room comprising of enlarged mains fed shower enclosure with dual waterfall shower unit including hand held shower hose, concealed waste low flush toilet, vanity unit to hand basin, extractor fan, vinyl flooring, PVC boarding to the walls, towel radiator, and light to ceiling.

EXTERNAL

Front garden boasts extended driveway space providing off road parking to multiple vehicles, and low maintenance decorative shingle front. rear garden offers low maintenance paved courtyard, with vehicular access to two garages comprising of electric roll top door access, and car pit. Additionally, security lighting and water supply are available.

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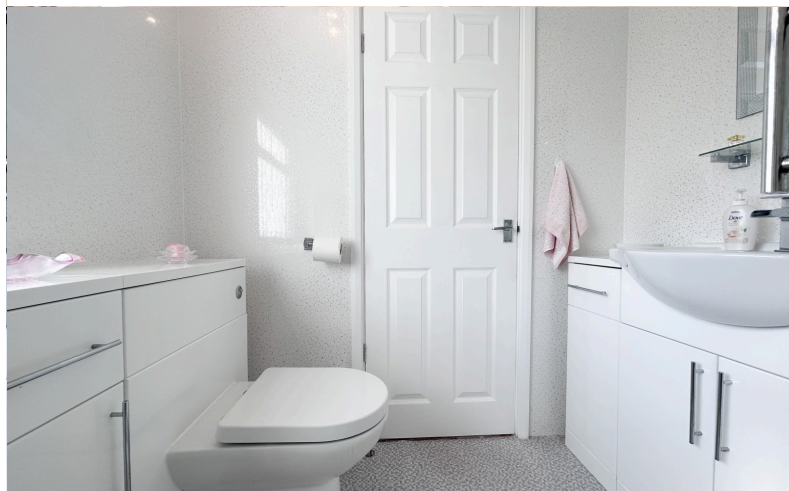
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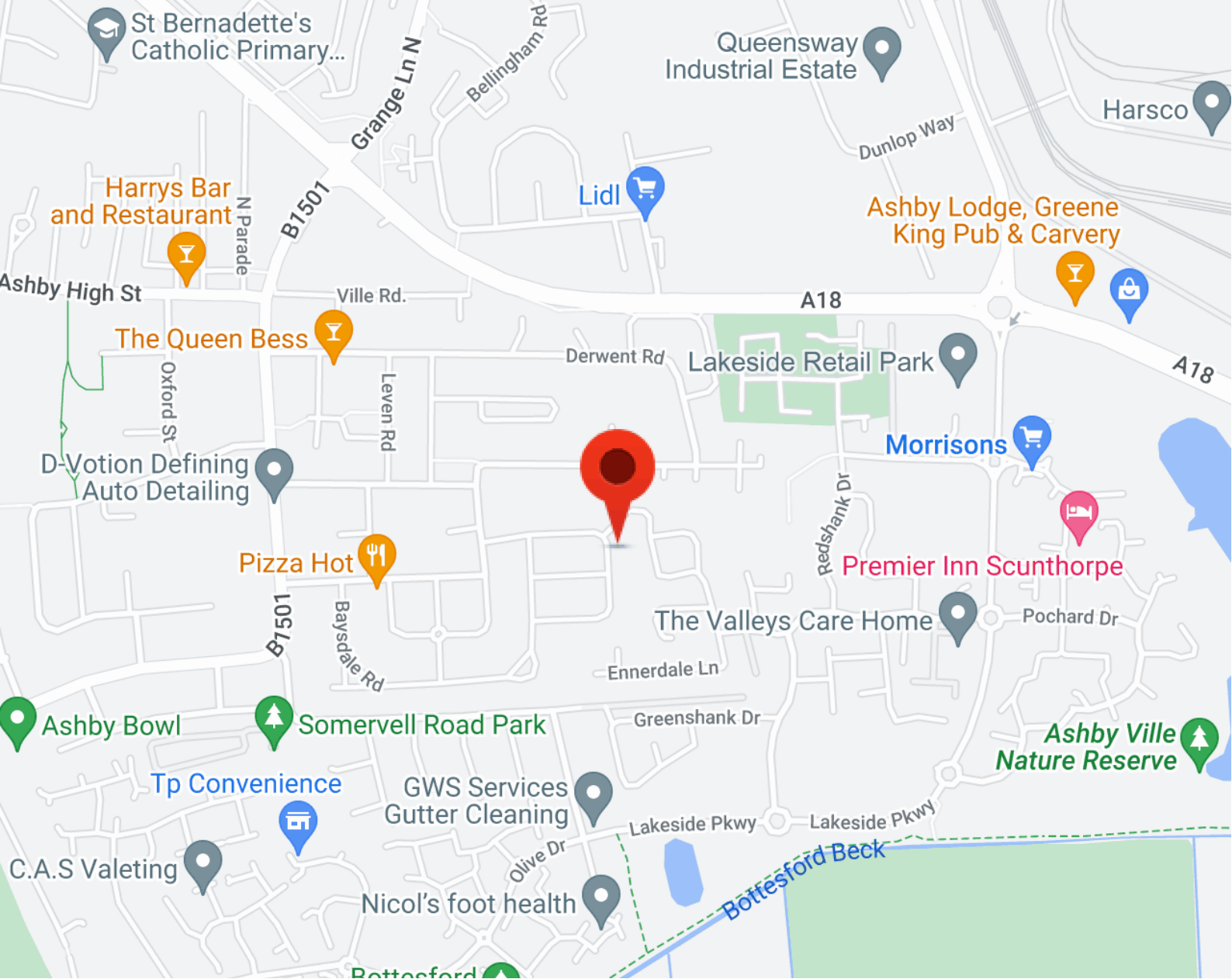






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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