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Webster  
estate agents



Watling Street  
Mancetter

O.I.R.O £310,000

\*\*\* LARGE DETACHED FAMILY HOME - TWO STOREY EXTENSION - GARAGE TO THE REAR - ENSUITE \*\*\*. We are delighted to be able to offer for sale this nicely situated family home that has been extended to offer an excellent range of spacious accommodation briefly comprising: Large lounge, kitchen/diner, side garden room, guest WC, three double bedrooms, en-suite & family bathroom, garage and gardens. Viewing is essential.

## LOUNGE/DINER

25' 3" x 18' 1" (7.7m x 5.51m)

A very large room that has been extended having an opaque double glazed composite style entrance door, double glazed window to front aspect, wooden effect tiled floor with underfloor heating, cast iron log burning stove, stairs leading off to the first floor landing and a door to...

## KITCHEN/DINER

18' 3" x 12' 0" (5.56m x 3.66m)

Two double glazed windows to rear aspect, modern tall grey radiator, tiled floor, recessed LED ceiling down lights, wide range of Shaker style kitchen units, wooden effect roll edge work surfaces with matching up stands, space for a Range style gas cooker with extractor hood above, space and plumbing for a washing machine, space for an American style fridge freezer, door to a useful shelved under stairs storage cupboard and a side door giving access to...

## GARDEN ROOM

13' 6" x 7' 8" (4.11m x 2.34m)

Tiled floor, single panelled radiator, double glazed sliding doors giving access to the rear garden, opaque double glazed door leading out to the front of the property and an internal door to...

## GUEST WC

5' 9" x 4' 5" (1.75m x 1.35m)

Having a low level WC, tiled floor, opaque double glazed window to front aspect and an appliance space.

## FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

## BEDROOM ONE

10' 10" x 15' 0" (3.3m x 4.57m)

Double glazed window to front aspect, single and double panelled radiators, folding door to the en-suite.

## ENSUITE

6' 2" x 5' 7" (1.88m x 1.7m)

Recessed ceiling down lights, low level WC, wash basin with useful vanity storage beneath, tiled shower cubicle having a chrome mixer style shower, shaver connection point.



## BEDROOM TWO

18' 4" x 7' 5" (5.59m x 2.26m)

Double glazed window to front aspect and a single panelled radiator.

## BEDROOM THREE

11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window to rear aspect, double panelled radiator, useful recess with hanging rail space.

## BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Opaque double glazed window to rear aspect, grey towel radiator, PVC panelled walls, low level WC, wash basin with useful vanity storage beneath, bath with a chrome mixer style shower over, shower screen.

## TO THE EXTERIOR

To the front of the property there is a mainly laid to lawn garden with pathway to the entrance door. There is a mainly laid to lawn rear garden which has a block paved patio area with matching pathway leading to the rear gated access, lawn with planted borders and lovely rear raised patio area. There is also access to the single garage via an up and over door.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

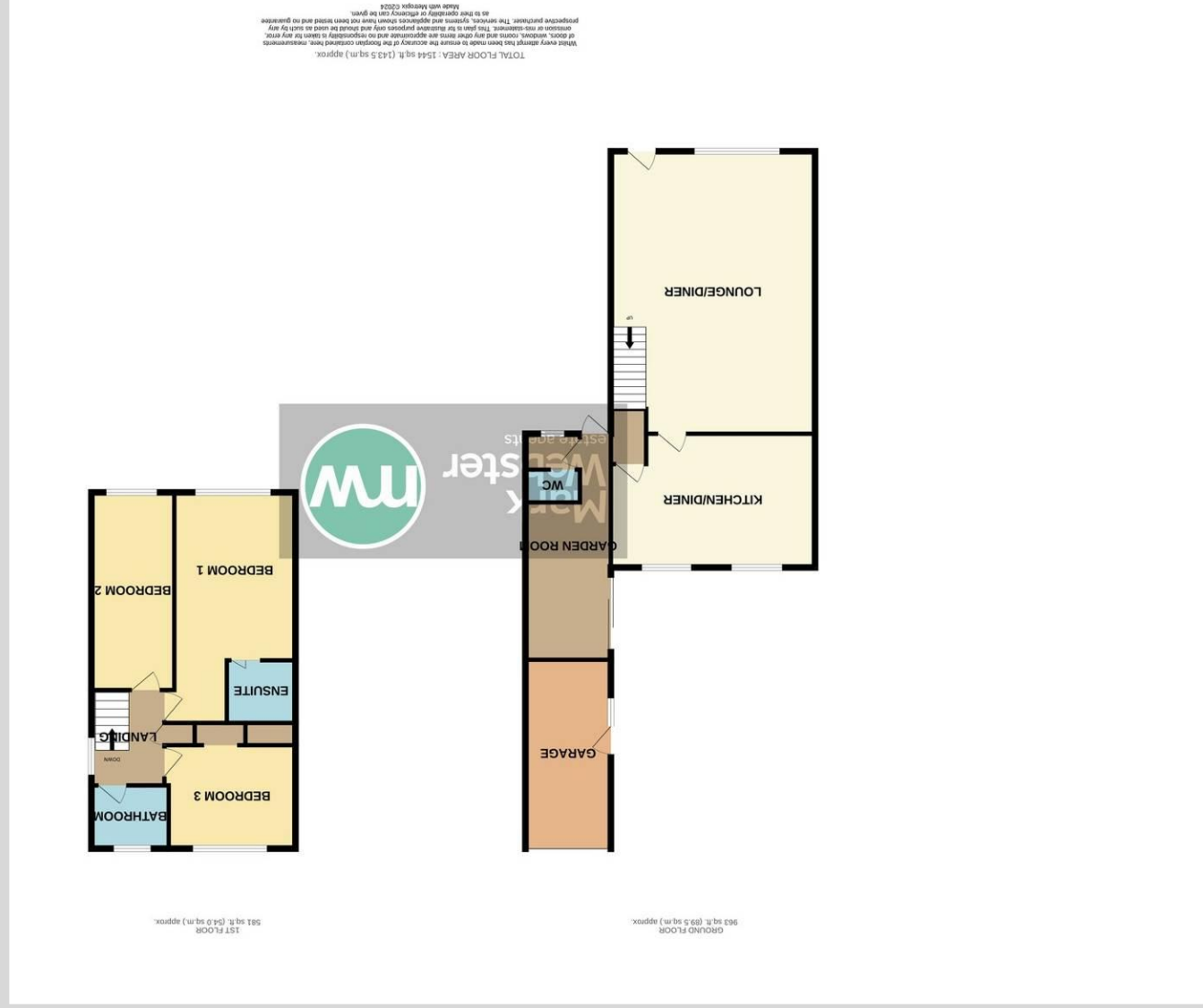
**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

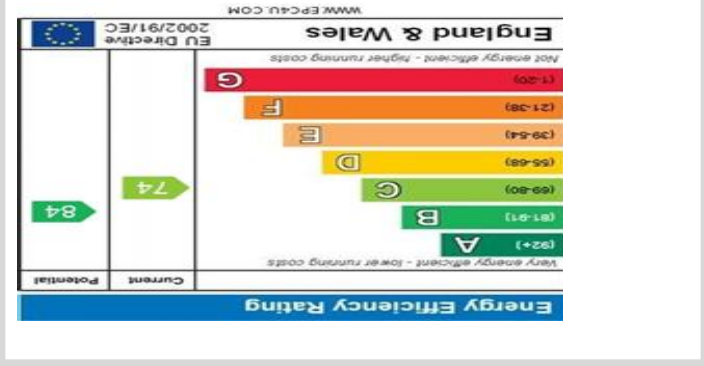




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**Property Mis-description Act 1991** - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

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