



Main Road
Austrey
£325,000

*** LARGE DETACHED FAMILY HOME - POPULAR VILLAGE LOCATION - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this detached property briefly comprising: Lounge, dining room, kitchen, utility room, conservatory, guest WC, four bedrooms, bathroom & ensuite, rear garden, garage and driveway. Viewing is essential.

ENTRANCE HALL

Having a single panelled radiator, stairs leading off to the first floor landing and doors to...

GUEST WC 5' 1" x 2' 9" (1.55m x 0.84m)

Opaque double glazed window to front aspect, single panelled radiator, wall mounted wash basin and a low level WC.

LOUNGE 16' 10" x 12' 7" into bay (5.13m x 3.84m)

Double glazed bay window to front aspect, double panelled radiator, feature fireplace and a door to...

DINING ROOM 9' 7" x 10' 2" (2.92m x 3.1m)

Single panelled radiator, door giving access to the kitchen and double glazed sliding doors to...

CONSERVATORY 8' 3" x 16' 2" (2.51m x 4.93m)

Having double glazed windows, tiled floor, double glazed French doors giving access to the rear garden and a double panelled radiator.

KITCHEN 9' 7" x 8' 6" (2.92m x 2.59m)

Double glazed window to rear aspect, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, space for an electric cooker, stainless steel sink, further appliance space and a door to...

UTILITY ROOM 9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed window to rear aspect, roll edge work surfaces, appliance spaces, wall mounted central heating boiler, single panelled radiator, door to the garage and a further door giving access to the rear garden.

FIRST FLOOR LANDING

Access to roof space, door to a useful storage cupboard and further doors to...

BEDROOM ONE 9' 10" x 13' 8" (3m x 4.17m)

Double glazed window to rear aspect, single panelled radiator and a door to...

ENSUITE 5' 6" x 5' 0" (1.68m x 1.52m)

Opaque double glazed window to rear aspect, tiled floor & walls, single panelled radiator, pedestal wash basin, low level WC, and a shower enclosure with electric shower over.



BEDROOM TWO 13' 8" x 10' 10" (4.17m x 3.3m)

Double glazed window to front aspect, single panelled radiator a doors to a useful wardrobe.

BEDROOM THREE 13' 3" x 7' 7" (4.04m x 2.31m)

Double glazed window to front aspect, single panelled radiator a doors to a useful wardrobe.

BEDROOM FOUR 9' 8" x 8' 2" maximum (2.95m x 2.49m)

(5' 2" x 4' 8" minimum) Double glazed window to front aspect, single panelled radiator a door to a useful storage cupboard.

BATHROOM 5' 6" x 7' 9" (1.68m x 2.36m)

Opaque double glazed window to rear aspect, tiling to half height, single panelled radiator, pedestal wash basin, low level WC and a panelled bath with an electric shower over.

GARAGE 17' 9" x 7' 7" (5.41m x 2.31m)

Having an up and over door, power and light.

TO THE EXTERIOR

To the front of the property there is a full width block paved driveway proving off road parking and access to the garage and side gate. The enclosed rear garden is of good size and is mainly paved for low maintenance.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

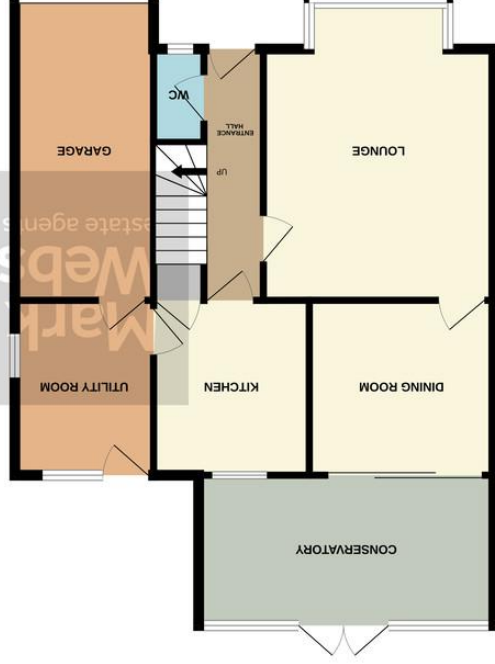
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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).

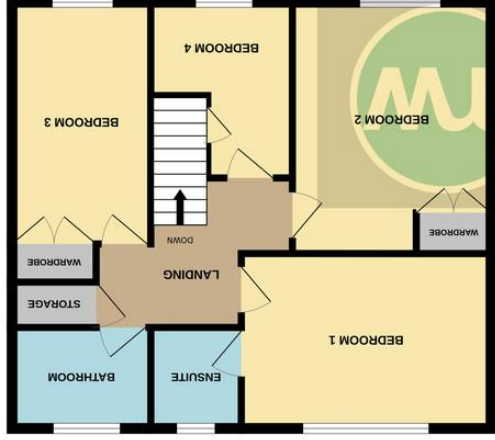
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



GROUND FLOOR (72.7 sq.m.) approx.



1ST FLOOR (56.8 sq.m.) approx.

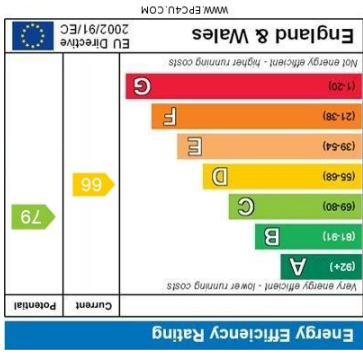


TOTAL FLOOR AREA: 139.4 sq.ft. (129.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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