Accommodation Comprises

GROUND FLOOR

ENTRANCE HALL
The entrance hall has a radiator and staircase to first floor.

LOUNGE
14’ 6” x 14’ 1” (4.43m x 4.29m) A spacious room open-plan to the dining room allowing good levels of natural light. The room has a laminate floor, electric fire, a radiator and a double glazed window to the front elevation.

DINING ROOM
14’ 4” x 10’ 3” (4.38m x 3.12m)
With a laminate floor, brick fireplace, a radiator and a double glazed window to the rear elevation.

KITCHEN
9’ 7” x 6’ 7” (2.93m x 2.00m)
The kitchen benefits from laminate flooring, and is presented with furniture comprising white units, plain backsplash tiles, a Beko electric oven, ceramic hob, space for tumble dryer, larder unit, central heating radiator, space for a tumble dryer and a double glazed window to the side elevation.

FIRST FLOOR

LANDING

BEDROOM ONE
9’ 8” x 9’ 10” (2.94m x 3.00m)
A double room with a radiator and a double glazed window to the front elevation.

BEDROOM TWO
11’ 7” x 9’ 7” (3.54m x 2.91m)
A rear facing double room with a storage cupboard, a radiator and a double glazed window.

BEDROOM THREE
9’ 6” x 6’ 11” (2.89m x 2.12m)
A front facing room with a radiator and a double glazed window to the front elevation.

BATHROOM
The partially tiled bathroom benefits from a three-piece suite which comprises, a low flush W.C, a panelled bath with Triton electric shower over and a wash hand basin. The room has a double glazed window.

EXTERNALLY

GARDEN
To the front of the property is a low maintenance garden, laid to lawn with privet hedge and driveway providing off road parking.

To the rear of the property is a low maintenance garden with paved areas.
MEASUREMENTS
These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

SERVICES

ADDITIONAL NOTE
Fixtures and fittings by separate negotiation.
Vendor of this property is an employee of Lancasters Property Services.

IMPORTANT NOTE
MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991
When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

These details were prepared from an inspection of the property and information provided by the vendor on 14 September 2016.
Three bedroom semi detached.
Corner plot position.
Off road parking.
Gas central heating and double glazing.
No upwards chain.
Presented to a good standard.
Well served by local services.

A three bedroom semi-detached property occupying a corner plot position, providing off road parking and benefitting from gas central heating and double glazing. The property is offered to the market with no upwards chain is presented to a good standard throughout and is located within this popular semi-rural village. Positioned on the outskirts of open countryside yet being well served by local services including highly regarded schools and is only a short drive from the M1 motorway network.

Viewing: Contact the agents
Draft brochure—awaiting approval