

Lower Somercotes, Somercotes



£110,000 Offers Over Three bedroom semi detached

- ✓ Driveway parking & garage
- ✓ Spacious open plan living area
- ✓ Ground floor snug/office
- ✓ Kitchen
- ✓ First floor bathroom
- ✓ Enclosed rear garden
- ✓ Excellent starter home
- ✓ Gas central heating
- ✓ EPC C



Property Description

An excellent starter home with driveway parking and garage to rear! Includes three well proportioned bedrooms, two reception rooms, kitchen, first floor family bathroom, front and rear gardens and more. Easy reach of local amenities and link roads. EPC rating C.

GROUND FLOOR

Entrance Hall

A white UPVC double glazed front door with a flanking glass panel opens onto the entrance hall, a neutrally decorated space with striped carpeted flooring providing an under stairs storage alcove ideal for shoes and coats, plus a ceiling light, radiator, and white colonial doors to the lounge and kitchen.

Dining Lounge

22'4" x 11'6" (6.8m x 3.5m)

A wonderfully spacious family living area, lit by a large white UPVC double glazed window looking to the front of the property. Decorated in cream and taupe tones with complementary carpeted flooring, the space benefits from television and internet connection points, two radiators, power points and two three point ceiling lights, with double wooden doors opening onto the snug at the rear.

Snug

11'9" x 5'9" (3.6m x 1.8m)

Currently set up as a playroom, the snug would be ideal for use as anything from an office to a craft room, and looks out over the side of the property through a white UPVC double glazed window. Decorated neutrally with carpeted flooring and characterful pine ceiling, the snug features power points, a radiator and a ceiling light.

Kitchen

9' x 8'6" (2.8m x 2.6m)

Lit by a white UPVC double glazed window looking out over the rear garden, the kitchen is decorated in cream with stone tile effect vinyl flooring and tasteful stone toned ceramic splashback tiles, and is fitted with a range of oak effect wall and base units topped with black surfaces and a stainless-steel sink and drainer. Also in place is an under stair storage cupboard with shelves, an integral chrome extractor fan, space for a gas cooker, space a washing machine and space for a fridge freezer, plus inset ceiling spotlights, power points and a white UPVC double glazed door onto the back garden.

FIRST FLOOR

Stairs & Landing

A set of striped carpeted stairs lead up to the first-floor landing, lit by a white UPVC double glazed window overlooking the side of the property. Decorated in white, the landing features a ceiling light and an airing cupboard housing the combi boiler, while pine colonial doors lead onto all upstairs rooms.

Master Bedroom

12'6" x 10'8" (3.8m x 3.3m)

The master bedroom looks out over the front of the property through a white UPVC double glazed window. Decorated in white and blue with carpeted flooring, the space is equipped with power points, a radiator and a ceiling light.

Second Bedroom

10'8" x 8'9" (3.3m x 2.7m)

The second bedroom looks out over the rear garden and onto the fields beyond through a white UPVC double glazed window. Decorated in blue with complementary carpeted flooring, the bedroom features a radiator, power points and a ceiling light.

Third Bedroom

6'9" x 6'1" (2.1m x 1.9m)

Ideal for use as an office or playroom, the third bedroom looks out over the front of the property through a white UPVC double glazed window, and is decorated in blue with floral carpeted flooring. Power points, a ceiling light and a radiator also feature.

Bathroom

5'2" x 4'7" (1.6m x 1.4m)

Lit by a white UPVC double glazed and obscured window looking to the rear, the bathroom is decorated in white ceramic tiles with dolphin accents and vinyl flooring, and is fitted with a three piece suite comprising of a panel bath with a Mira electric shower over, a hand wash basin enclosed in a pine vanity unit and a low flush WC.

EXTERIOR

Frontage, Driveway & Garage

A paved path leads through a pebbled forecourt and up to the front door, while an access road to the right-hand side of the property leads around to the rear, where the driveway and garage are situated. The garage provides a perfect utility space, and features lights, electrics and a steel up and over door.

Rear Garden

An easy to maintain enclosed garden, with decking, a paved patio, a laid lawn and timber boundaries, with a tall gate between the frontage and rear garden.

Additional information

- Freehold
- Combi boiler

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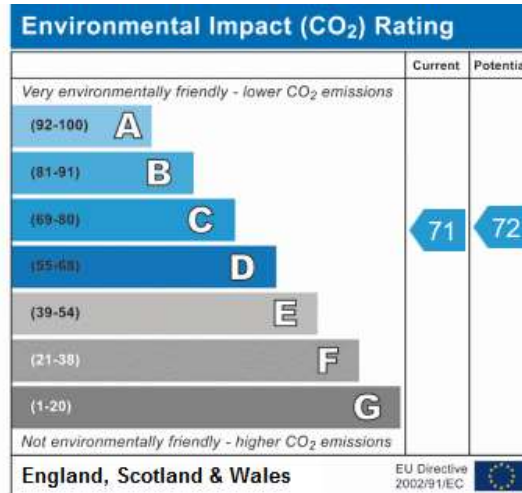
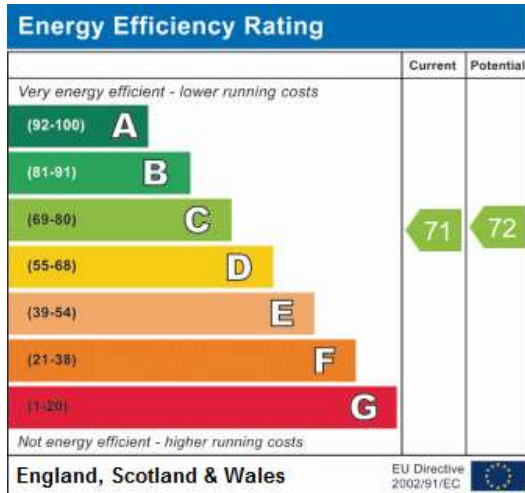
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Additional Photographs



EPCs



Location

Situated close to the local bus routes to nearby towns and within easy reach of the A38 and M1, Lower Somercotes provides the perfect link between work and home for commuters, whilst also providing for nature lovers with fields and parks nearby.

Contact Us

To arrange a viewing or to discuss any aspect of the property market, please contact us as follows:

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