



- Semi-Detached Property
- Attractive Open-Plan Lounge & Kitchen/Diner
- Utility/Boot Room & Conservatory

- Driveway
- Private Rear Garden
- Village Location



****VILLAGE LOCATION - NO UPWARD CHAIN**** Up Estates is pleased to present this superb semi-detached property which is located in the sought-after rural village of Snarestone, which lies at the end of Ashby canal, next to The National Forest, and offers a local pub and good road access to the A42, M42 and A444. Boasting an attractive open-plan Lounge and Kitchen/Diner, a Utility/Boot Room with its own front access door, Three Good-Sized Bedrooms - one with an En-suite -, and off-road parking. Also offering no upward chain on the sale. In brief, the property comprises; Hall, Lounge, Kitchen/Diner, Utility/Boot Room and Conservatory to the ground floor. On the first floor there are Three Bedrooms with an En-suite to One, useful storage cupboards, and a Shower Room. Externally having a front garden and a driveway for parking, and a private garden to the rear.

HALL With stairs ascending to the first floor, a double glazed window to the front aspect, central heated radiator and doors leading to the Lounge and Kitchen/Diner.

LOUNGE 13' 2" x 11' 8" (4.030m x 3.579m) A good-sized Lounge benefitting from a feature fireplace, a central heated radiator and access to a storage cupboard beneath the stairs. There are double doors leading into the Conservatory and open-plan access into the Kitchen/Diner.



KITCHEN/DINER 10' 8" x 13' 11" (3.256m x 4.248m Max) A social, attractive Kitchen/Diner with space for a dining table, two double glazed windows to the front aspect, a central heated radiator and door leading into the Utility/Boot Room. The kitchen includes a matching range of wall and base mounted units with work surfaces over, tiled splash back, a sink with mixer tap, and space for a range-style cooker.



UTILITY/BOOT ROOM 7' 3" x 21' 9" (2.218m x 6.646m) A useful Utility/Boot Room which is accessed either via the second front door or the Kitchen/Diner, and also has a door leading out into the rear garden. Including base mounted units with work surfaces over, a stainless steel sink with drainer and mixer tap, space for a washing machine, and a central heated radiator.

CONSERVATORY 11' 2" x 9' 9" (3.417m x 2.973m) Benefitting from double glazed windows and door leading out into the rear garden.



LANDING With stairs rising from the ground floor, access to storage cupboards and doors leading to accommodation.

BEDROOM ONE 9' 9" x 9' 2" (2.981m x 2.814m) A double bedroom with built-in wardrobes, a central heated radiator and double glazed window to the front aspect. There is a door leading into the En-suite



ENSUITE 7' 3" x 7' 6" (2.226m x 2.289m) Comprising of a walk-in shower cubicle, low level W/C and pedestal wash basin. There is also a central heated towel rail and double glazed opaque window.

BEDROOM TWO 7' 4" x 14' 1" (2.242m x 4.297m) A double bedroom having a central heated radiator and double glazed window to the rear aspect.



BEDROOM THREE 7' 8" x 7' 8" (2.361m x 2.340m) Having a central heated radiator and double glazed window to the rear aspect.

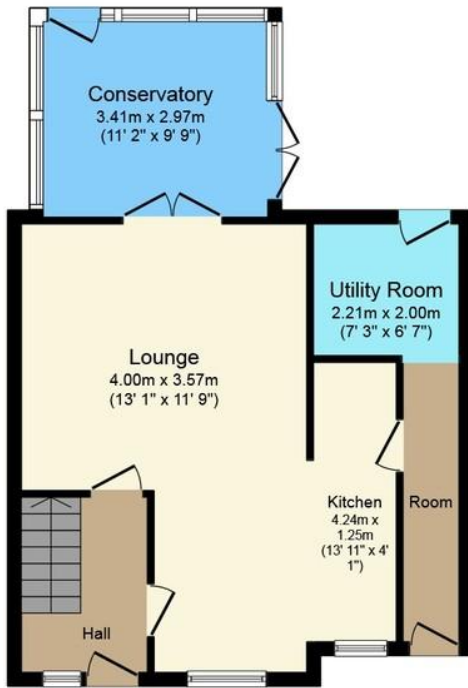
SHOWER ROOM 5' 2" x 7' 8" (1.575m x 2.340m) A modern shower room comprising a walk-in shower cubicle, low level W/C and wash basin in vanity, central heated towel rail and double glazed opaque window.



FRONT ASPECT An attractive front aspect with a driveway for parking and a front garden.

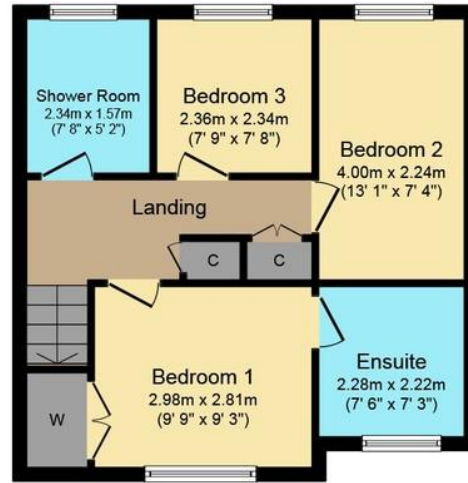
GARDEN A private rear garden with a decked area followed by a lawn with fencing along the boundaries and paving stones leading to the shed.





Ground Floor

Floor area 55.0 sq. m. (592 sq. ft.) approx



First Floor

Floor area 44.0 sq. m. (474 sq. ft.) approx

Total floor area 99.0 sq. m. (1,066 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		

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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
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