



Grendon Road
Polesworth
£295,000

*** DETACHED 2/3 BEDROOM DORMER COTTAGE STYLE PROPERTY ~ REAR PARKING ~ CONVERTED GARAGE ***. For sale with MARK WEBSTER estate agents is this individual cottage style home briefly comprising: Lounge, dining area, kitchen, utility, ground floor bathroom, ground floor bedroom, two first floor bedrooms and shower room. Viewing advised.

ENTRANCE HALL

Having an opaque double glazed side entrance door, double panelled radiator, laminated wooden effect flooring, beamed ceiling, useful storage cupboard and doors leading off to...

KITCHEN 12' 0" x 10' 0" maximum (3.66m x 3.05m)

Double glazed windows to rear and side aspects, tiled floor, double panelled radiator, range of fitted base and eye level units, wooden effect roll edge work surfaces, inset stainless steel double oven, electric hob with an extractor hood above, stainless steel sink, appliance spaces, tiled splash back areas and an opaque glazed door to...

UTILITY SPACE 10' 8" x 4' 10" (3.25m x 1.47m)

Having double glazed windows with a door leading out to the rear garden, tiled floor, fitted base and eye level units, roll edge work surface, stainless steel sink, appliance spaces and a single panelled radiator.

LOUNGE 10' 4" x 12' 10" minimum (3.15m x 3.91m)

Stairs leading off to the first floor landing, vertical radiator, beamed ceiling, feature inglenook style fireplace, door to the ground floor bedroom and open plan through to the dining room/conservatory.

DINING CONSERVATORY 12' 6" x 7' 10" (3.81m x 2.39m)

Having a double glazed roof and windows, double panelled radiator and double glazed side French doors.

GROUND FLOOR BEDROOM 10' 0" x 8' 7" (3.05m x 2.62m)

Double glazed bow window to front aspect, double glazed window to side aspect and a double panelled radiator.

GROUND FLOOR BATHROOM 8' 2" x 5' 5" (2.49m x 1.65m)

Opaque double glazed window to side aspect, tiled floor, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer tap with shower head attachment, tiled corner shower cubicle having a Triton electric shower, tiled walls, laminated wooden effect flooring and a chrome towel radiator.

FIRST FLOOR LANDING

Having useful landing fitted storage and doors to...



BEDROOM ONE 10' 2" x 8' 8" (3.1m x 2.64m)

Double glazed windows to front and side aspects, electric radiator and useful storage.

BEDROOM TWO 6' 6" x 5' 3" (1.98m x 1.6m)

Double glazed window to front aspect, single panelled radiator and useful fitted storage.

SHOWER ROOM 4' 5" x 3' 9" (1.35m x 1.14m)

Circular opaque double glazed window to side aspect, tiled walls, low level WC, washbasin, corner shower cubicle having a chrome mixer style shower.

TO THE EXTERIOR

The property has pleasant well cared for garden having well established borders, lawn, patio area, rear parking and a converted garage.

CONVERTED GARAGE/OFFICE 10' 2" x 9' 5" (3.1m x 2.87m)

Being fully insulated with a plastered finish, double glazed window, laminated wooden effect flooring and a door to...

WORKSHOP/STORE 11' 0" x 7' 9" (3.35m x 2.36m)

Having an up and over door, window to side aspect, power and light.

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 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).

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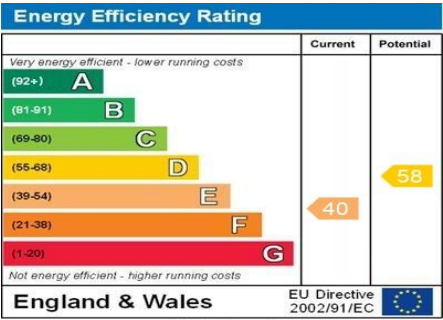
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.

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