



St. Benedicts Close, Ginton
£450,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Double Garage
- Off Road Parking

GROUND FLOOR

ENTRANCE PORCH: UPVC Double glazed entrance door. UPVC Double glazed window to front. Wood and glazed door to;

ENTRANCE HALL: Radiator. Built in cupboard.

CLOAKROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap set in vanity unit.

UTILITY AREA: 2.94m x 2.20m (9'08" x 7'03" plus recess) UPVC Double glazed window and door to side. Fitted with base and wall units. Stainless steel sink and drainer with mixer tap. Radiator. Space and plumbing for washing machine. Breakfast bar. Opening to kitchen area.



KITCHEN AREA: 3.75m x 2.54m (12'04" x 8'04")
UPVC Double glazed window to side and rear.
Fitted with a range of base and wall units. Built in double oven. Fitted hob with cooker hood over.
Stainless steel sink and drainer with mixer tap.
Integrated dishwasher and fridge. Pantry.

BREAKFAST AREA: 3.35m x 3.53m (11' x 11'07" max)
UPVC Double glazed window and French doors to rear. Radiator. Stairs to first floor.
Opening to;

DINING ROOM: 4.74m x 3.55m (15'07" x 11'08")
Two UPVC Double glazed windows to front.
Radiator.

LOUNGE: 6.29m x 4.57m (20'08" plus recess x 15' max)
Two UPVC Double glazed windows to front. UPVC Double glazed window and French doors to rear. Two radiators. Wood burner.

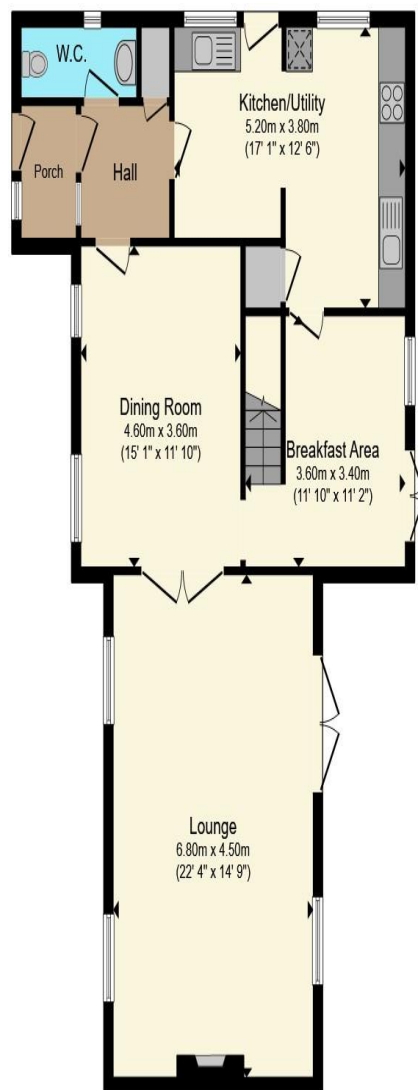
FIRST FLOOR

LANDING: Loft access., boiler location in loft.
Built in airing cupboard housing hot water cylinder.

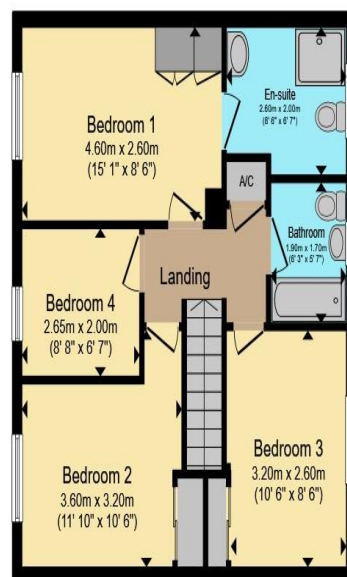
BEDROOM ONE: 4.64m x 2.64m (15'03" max x 8'08" max)
UPVC Double glazed window to front. Radiator. Fitted wardrobes.

EN-SUITE: UPVC Frosted double glazed window





Ground Floor



First Floor

Total floor area 141.4 m² (1,522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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to rear. Low level WC. Wash hand basin with mixer tap. Walk in shower with mains shower. Vanity units. Heated towel rail.

BEDROOM TWO: 3.65m x 2.56m (12' max x 8'05" plus recess) UPVC Double glazed window to front. Radiator. Fitted wardrobe.

BEDROOM THREE: 3.40m x 2.61m (11'02" max x 8'07" max) UPVC Double glazed window to rear. Radiator. Fitted wardrobe.

BEDROOM FOUR: 2.64m x 1.98m (8'08" x 6'06") UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment, wall mounted electric shower over. Heated towel rail.

OUTSIDE

FRONT: Partly screened by low level hedging. Laid to lawn area with shrubs. Driveway providing off road parking. Side gate to rear garden.

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