





3 2 2

- Detached Family Home
- En Suite
- Kitchen Diner
- Detached Garage With Drive
- Freehold
- Three Bedrooms
- Utility Room
- Ground Floor WC
- South Facing Rear Garden
- Council Tax Band \*D\*





### THREE BEDROOMS | DETACHED FAMILY HOME | GROUND FLOOR WC

Jan Forster Estates welcome to the market this detached home in Dinnington with en suite and South facing rear garden.

Dinnington Village has excellent local shops and amenities, transport links, great schools, and is close to Kingston Park and the Airport Metro stations. A viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Briefly comprising entrance hallway with ground floor WC, spacious lounge, full length kitchen diner with integrated appliances and French doors to the rear garden and there is also a handy utility area. Off the landing to the first floor there are three generous bedrooms; the main with en suite shower room. There is also the three piece family bathroom.

Externally there is a drive offering off street parking leading to the detached garage. To the rear there is a substantial South facing rear garden with patio area; an ideal space for relaxing or alfresco entertaining.

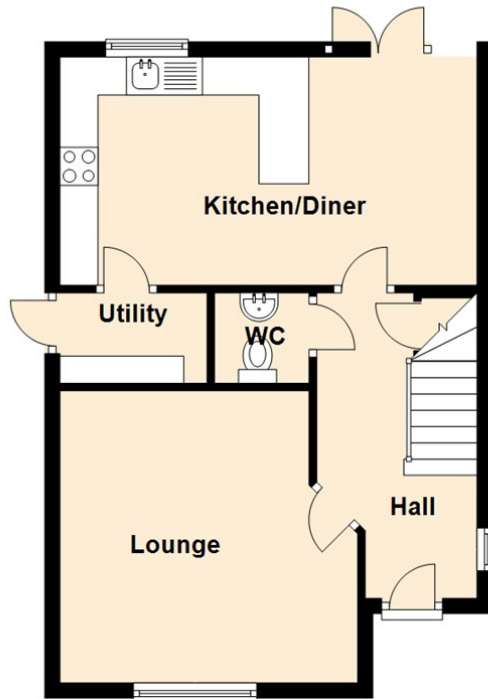
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

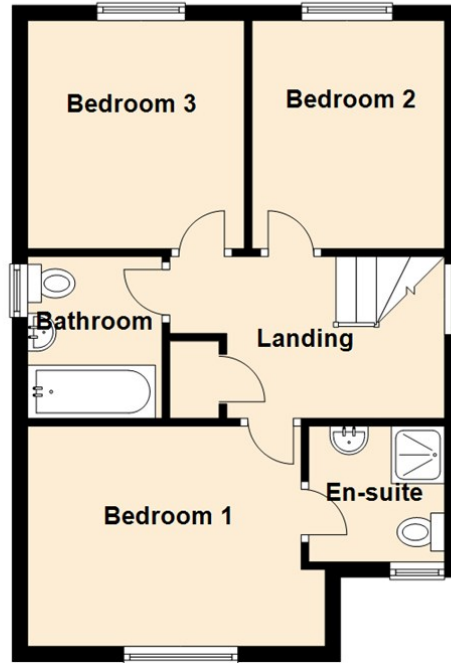
Council Tax band \*D\*.



**Ground Floor**



**First Floor**



Lounge 12'11" x 12'2" (3.94 x 3.73)

Kitchen 18'0" x 9'3" (5.51 x 2.84)

Bedroom One 12'11" x 10'8" (3.94 x 3.27)

Bedroom Two 9'6" x 9'6" (2.90 x 2.90)

Bedroom Three 9'6" x 8'3" (2.90 x 2.53)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Property Management Centre**

**0191 236 2680**



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