







**£300,000**

Situated on this sought after development of stable conversions enjoying wonderful rural views this two bedroom character home offers a good sized kitchen/dining room, separate lounge, communal gardens, carport and additional parking and the added benefit of no onward chain.

# Property Description

## **ENTRANCE**

Glazed door to:

## **KITCHEN/DINING ROOM**

A double aspect room with windows to front and rear aspects. Fitted with a range of floor and wall-mounted units with work surface over, single drainer sink unit with mixer tap over, built-in oven and hob with extractor fan over, plumbing for automatic washing machine and dishwasher, tiled floor, part tiled walls, built-in cupboard, night storage heater, door to:

## **LOUNGE**

Again, a double aspect room with double glazed windows to front and rear aspects. Feature fireplace, night storage heater, spiral staircase to first floor.

## **LANDING**

Airing cupboard housing hot water cylinder.

## **BEDROOM ONE**

Two double glazed Velux windows to rear aspect. Eaves storage cupboards and wardrobe, electric radiator.

## **BEDROOM TWO**

Double glazed Velux window to rear aspect. Eaves storage and wardrobes, electric radiator.

## **BATHROOM**

Double glazed Velux window. Comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail.

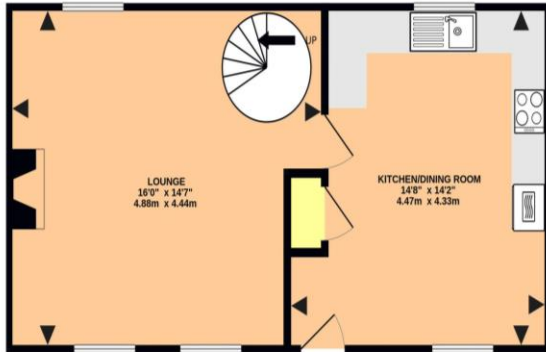
## **OUTSIDE**

## **CARPORT**

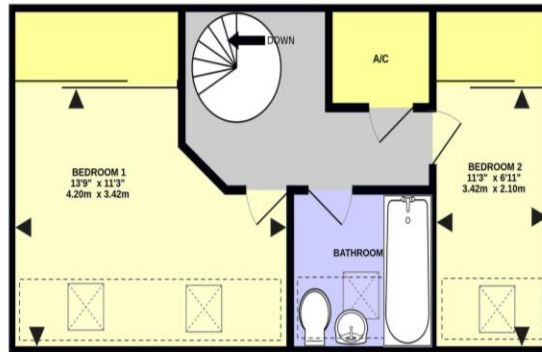
Covered parking for one car with further parking, brick built storage shed.

## **COMMUNAL GARDENS**

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



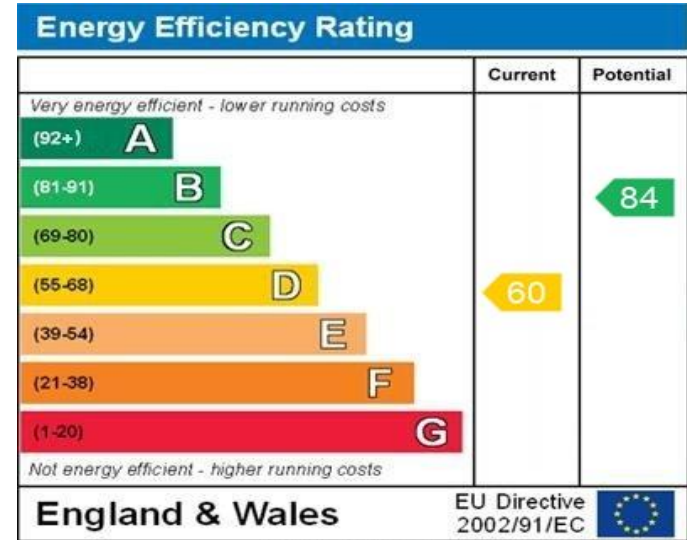
1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



HOWELL HILL CLOSE, MENTMORE, LU7 0TZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

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