





£435,000

Located in the sought-after village of Newton Longville is this four-bedroom, extended, semi-detached home. The property has been extended to the rear, offering a dining room with views over the private rear garden and a main bedroom with en suite. Further benefits include a downstairs cloakroom, lounge leading onto a conservatory, garage and driveway with a vehicle electric charging point. The property also benefits from solar panels.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Door to cloakroom, kitchen, and lounge/diner, radiator, stairs rising to first floor.

CLOAKROOM/UTILITY ROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, heated towel rail, tiled walls, tiled floor, wall-mounted cupboards, rolled edge work surface, tumble dryer.

LOUNGE/DINER

Double glazed bay window to front aspect, sliding patio door to conservatory. Feature fireplace, two radiators.

CONSERVATORY

Half brick conservatory with double glazed windows to side and rear aspects, double glazed double doors to garden.

DINING ROOM

Sliding double glazed window to rear aspect. Radiator.

KITCHEN

Double glazed window to rear aspect, door to side aspect. Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap, space for dishwasher, washing machine, cooker with extractor fan over; integrated fridge, tiled splashback, radiator.

LANDING

Doors to bedrooms and family bathroom, loft access.

BEDROOM ONE

Double glazed windows to front and rear aspects. Radiator, door to en-suite.

EN-SUITE

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, shower cubicle.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, radiator, pedestal wash hand basin, P-shaped bath, tiled floor, part tiled walls.

OUTSIDE

GARAGE

Garage with up and over door, power and lighting, wall-mounted boiler.

FRONT GARDEN

Block paved providing off-road parking for three cars. Flower/shrub borders, side gated access, electric vehicle charger.

REAR GARDEN

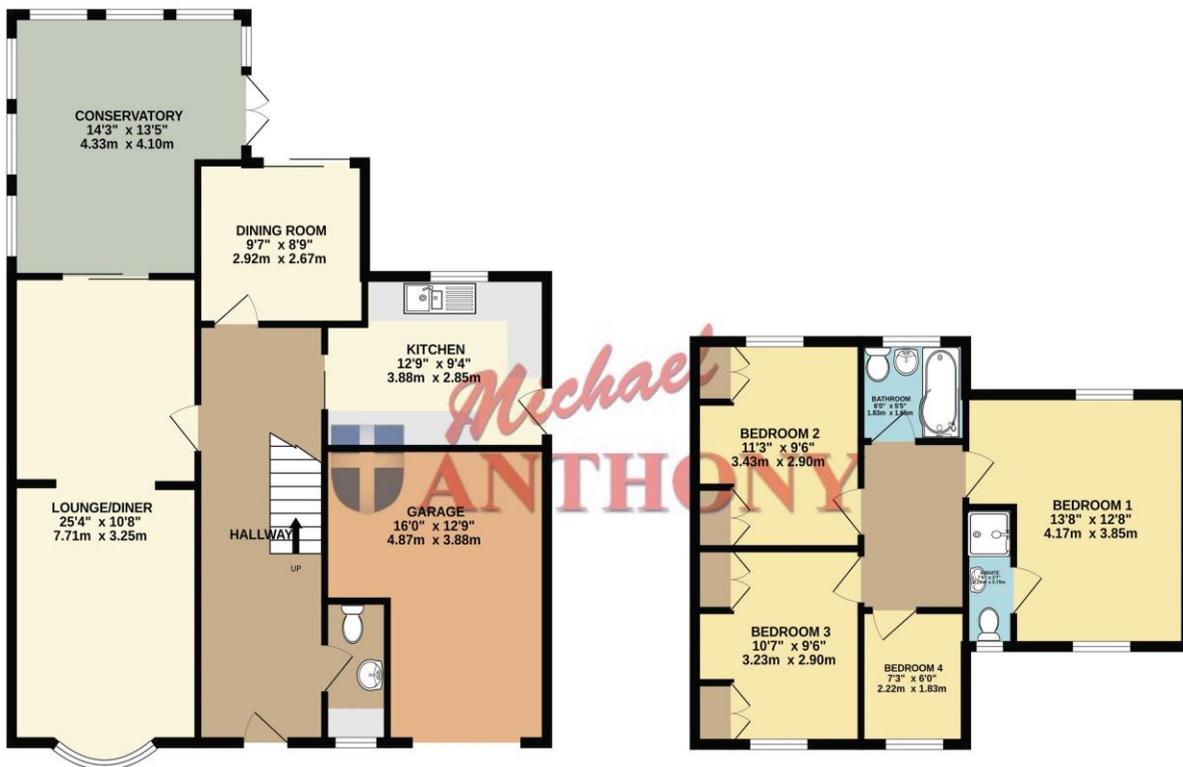
Mainly laid to lawn with block paved patio area, fruit cage housing various fruit trees, mature trees, shrub/flower beds, greenhouse, vegetable patch, shed to remain, enclosed by wooden fence panelling, pond.

SOLAR PANELS

11 Solar Panels.

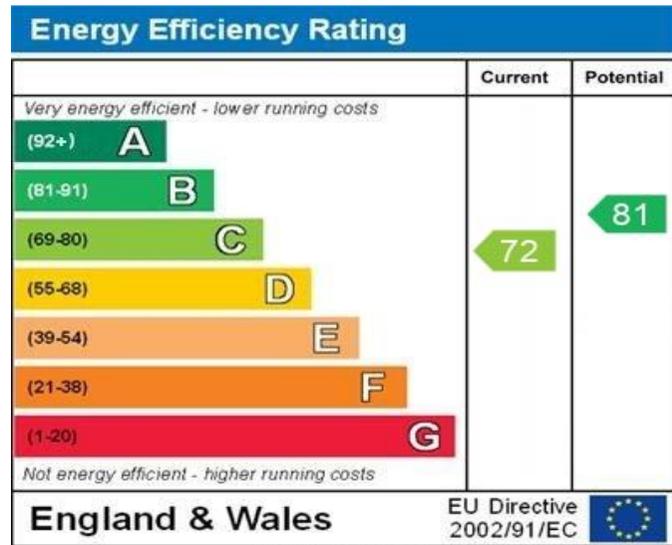
GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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