





**\*\* DETACHED HOME FEATURING AN ABUNDANCE OF POTENTIAL \*\* RURAL LOCATION \*\* NO CHAIN \*\***

A three bedroom detached home offered for sale with no upward chain and immediate vacant possession. The property offers spacious living accommodation with two large reception rooms, kitchen, utility room, cloaks/WC, three bedrooms and family bathroom. The property sits centrally on a square plot.

We understand there is an agricultural tie on the home. Further details on this can be requested by contacting the agent.

Viewings in the property are strictly by appointment only and can be arranged by contacting ABODE on 01889 567777



 **ABODE**  
SALES & LETTINGS

## Hall

With two internal doors leading to:

## Dining Room

With two double glazed windows to front and side elevations, staircase rising to the first floor, the focal point of the room being the log burning stove which services the hot water for the property, central heating radiator.

## Lounge

With three double glazed units to side and front elevations, the focal point of the room being the open fireplace with timber mantle and exposed brick backing, central heating radiator, internal door leads to:

## Kitchen

With two double glazed windows to rear and side elevations, matching base and eye level storage cupboards and drawers with roll top worksurfaces. Integrated appliances include a four ring electric hob, extractor, one and a half composite sink and drainer with mixer tap, oven, grill, dishwasher, Aga stove, central heating radiator, smoke alarm, internal doors lead to:

## Utility Room

With a double glazed window to the rear elevation, mains consumer unit, stainless steel sink and drainer, central heating radiator, eye level wall units, internal door leads to:

## Rear Porch

With a double glazed window to the side elevation and stable door, leading to the rear of the property, internal door leads to



## Cloaks/WC

With a double glazed frosted glass window to the side elevation, low-level WC, wash hand and central heating radiator.

## Landing

With access into the loft space via loft hatch, smoke alarm, double glazed window to the side elevation, airing cupboard housing, the immersion water tank, internal doors lead to:







### Bedroom One

With two double glazed windows to rear and side elevations, central heating radiator, double wardrobe with shelving

### Bedroom Two

With two double glazed windows to side and front elevations, central heating radiator, two built-in double wardrobes: one single, one double, having an eye level shelving and hanging rails

### Bedroom Three

With a double glazed window to the front elevation, central heating, radiator, storage cupboard with hanging rails.

### Bathroom

With a double glazed window to the rear elevation, featuring a four piece family bathroom suite, comprising of low-level WC, pedestal wash hand basin, bath unit, shower cubicle with electric shower over and central heating radiator

### Outside

The property sits central on a wraparound plot, mainly with gravel borders throughout and enclosing timber fencing.



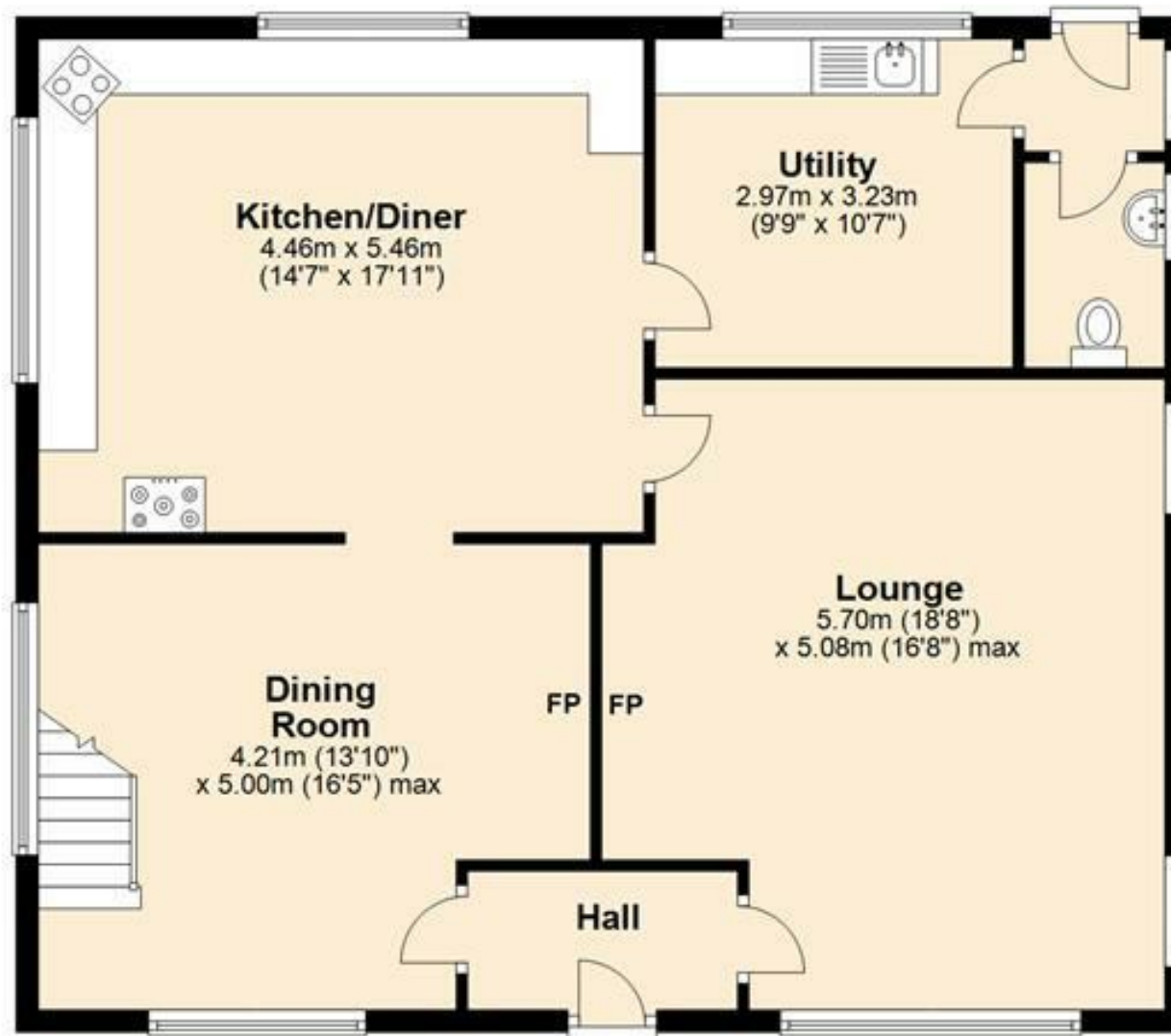






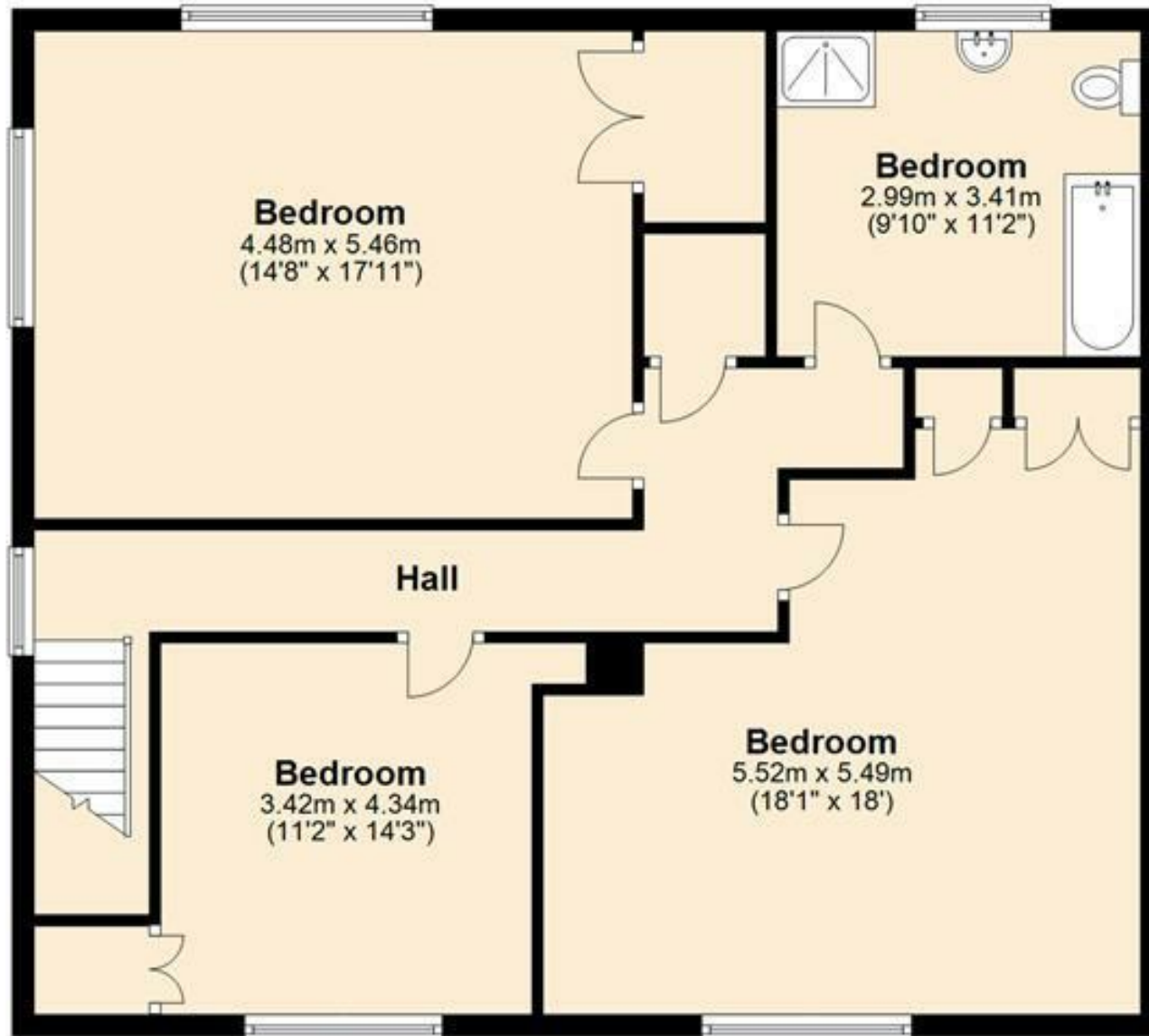


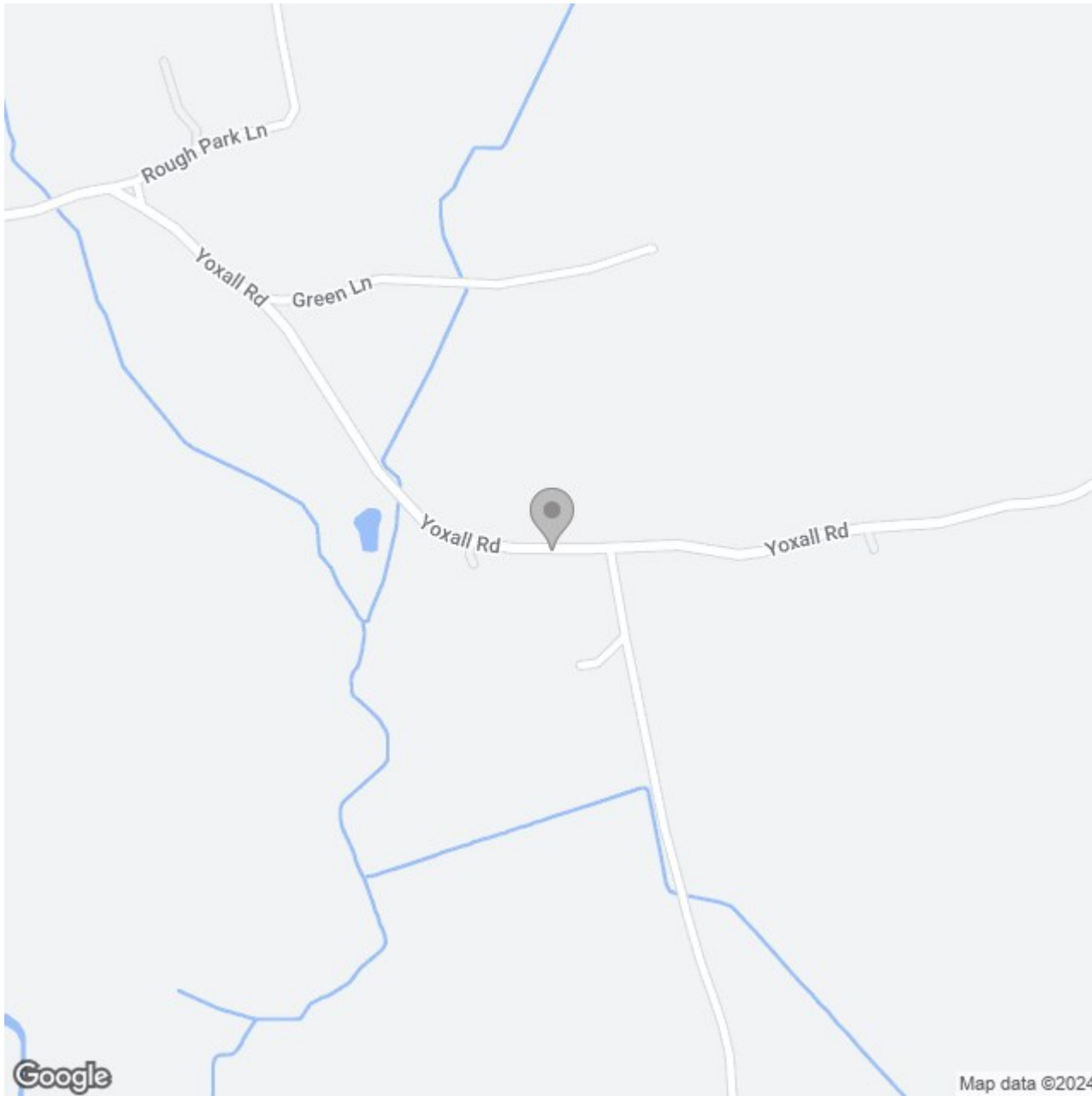
## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

# First Floor





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	