



Stretton-En-Le-Field

Asking Price £330,000





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Tenure  
Freehold

### Accommodation Details

#### External And Approach

With a long shared driveway leading up through a five bar wooden gate along the perimeter of the lawns and front garden towards parking for multiple vehicles. Here, you can really appreciate the stunning views surrounding this property. From the driveway you also reach the rear garden which is south facing and allows you to enjoy local countryside and nature. There's a very private, well maintained lawn leading up to the oil tank and mature hedgerows. Externally there is a large double garage with lighting and electricity. Beyond the garage is a further workshop. Next to the garage, you will also find a coal shed along with a wooden gate.

Externally, this property is absolutely full of character with its original and well-maintained porch which is now used as a seating area along with the attractive brickwork and a small bay window to the front.

You enter this property through a sheltered entry porch which leads into the kitchen

#### Kitchen Diner

13'8" x 11'1" (4.19 x 3.39)

A functional and good sized kitchen diner with two large windows allowing you to appreciate your surroundings. Decorated with neutral coloured tiles and painted walls with tile effect lino flooring. The kitchen is dated but fully functional with grey worktops running in an L shape Along with cream and wooden base and wall units. There is space for an undercounter fridge along with plumbing for a washing machine. There is also a four burner electric, whirlpool hob along with electric oven built-in. This room has multiple plug sockets along with a large radiator and chrome sink with draining board and swan neck mixer taps.

#### Family Bathroom

8'9" x 4'8" (2.67 x 1.43)

Leading off from the kitchen is a small, separate corridor which has been tiled to half height and leads to a further door and into the shower room. The shower room has been fully tiled with the flooring flowing from the kitchen. Briefly comprising of a large shower cubicle along with a dual flush wall mounted WC and modern hand basin with vanity unit. There is a small window fitted with privacy glass allowing in some natural light along with a built-in extractor fan and access into a small loft space. You will also find chrome accessories such as towel rail along with a thermostatic controlled radiator.

#### Living Room

27'0" x 13'7" (8.23 x 4.16)

A bright and spacious room which would originally have had been two reception rooms and now knocked into one with an attractive and decorative archway. This fabulous room has the character of the original period with ceiling roses and decorative architrave. There's a brick built fireplace with large multi burner installed with a stone hearth. This room is decorated neutrally with a feature wallpaper on the chimney breast, two large thermostatic controlled radiators, mahogany woodwork in the form of skirting boards and door frames which complement the hardwood staircase. This room has two pendant ceiling lights framed by the ceiling roses and floral carpets, small bay window to the front of the property along with three further windows looking out over the gardens and views. Leading off from the living room is a large storage cupboard. This would make a perfect pantry as there is electricity in here so ideal for a large fridge freezer along with food storage. Built into the staircase is also additional storage currently housing the vacuum cleaners with coat pegs and lots of space.

#### Bedroom One

15'6" x 9'10" (4.73 x 3)

Located at the front of the property this bedroom benefits from

a large window looking out to the front as well as a second large window looking out over the driveway and entrance. Decorated in magnolia with rouge carpets and built in double wardrobe to one wall you will also find an additional wardrobe built-in to a further wall along with over stairs storage. This room has a feeling of grandeur with extremely high ceilings and beautiful ceiling rose. This room also gives access into the main loft space and has multiple plug sockets along with thermostatic controlled radiator.

#### Bedroom Two

12'11" x 10'4" (3.95 x 3.15)

A second double bedroom with views to the rear of the property and fields as far as the eye can see. This room, much like bedroom one has been decorated neutrally with multiple plug sockets and large thermostatic controlled radiator. This room also has built in wardrobes with a triple wardrobe on one side and double wardrobes to a further wall. This is another room with extremely high ceilings, beautiful ceiling rose and is a comfortable double bedroom.

Postcode for Sat Navs  
DE12 8AD

Council Tax  
Band B  
NWLDC

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GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 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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**Council Tax band: B. Tenure: Freehold**

## Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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