





**WONDERFUL TWO BEDROOM  
PROPERTY WITH  
CONSERVATORY OFFERING  
DECEPTIVELY SPACIOUS  
LIVING ACCOMMODATION.**

**This lovely home is positioned in a  
quiet cul de sac on Astcote Court,  
within walking distance of the local  
railway link and two miles to the  
M18 access. The house is pleasantly  
decorated throughout and offers an  
ideal first time purchase. It briefly  
comprises of entrance hallway,  
living/dining room, kitchen,  
conservatory, stairs to the first  
floor landing, two bedrooms,  
bathroom, off street parking and  
enclosed rear garden. FABULOUS  
HOME IN DN3.**



### ENTRANCE HALL

3' 6" x 9' 2" (1.08m x 2.80m) This lovely house is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, coving to the ceiling, alarm system, door to the kitchen and the living room.

### LIVING/DINING ROOM

15' 5" x 11' 9" (4.71m x 3.59m) A bright reception space with rear facing double glazed sliding doors to the conservatory, open access to the stairs leading to the landing, radiator, telephone point, coving to the ceiling and television point.

### CONSERVATORY

9' 7" x 8' 10" (2.94m x 2.70m) Further reception space to enjoy views over the rear garden via the side/rear facing double glazed windows, rear facing double glazed French doors to the patio and laminate flooring throughout.

### KITCHEN

7' 10" x 8' 4" (2.41m x 2.55m) Nicely presented kitchen with a range of fitted kitchen units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor fan above, electric single oven, partially tiled walls above the work surfaces, washing machine included, fridge/freezer included, boiler housed in matching kitchen cupboard and front facing double glazed window.

### STAIRS

Leading from the living room to the first floor landing.

### FIRST FLOOR LANDING

Providing access to all bedrooms/bathroom.







### **BEDROOM**

11' 10" x 9' 8" (3.63m x 2.97m) Fantastic double bedroom with rear facing double glazed window, radiator, television point and built in wardrobes.

### **BEDROOM**

5' 7" x 12' 0" (1.71m x 3.68m) Further spacious bedroom, currently utilised as office space with front facing double glazed window, radiator, loft access point and the loft benefits from partial boarding.

### **BATHROOM**

5' 10" x 6' 0" (1.78m x 1.83m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, electric shower unit, heated towel radiator, tiled flooring, tiled walls, storage cupboard, extractor fan and front facing double glazed frosted window.



### **FRONT DRIVEWAY**

Directly in front of the property is space on the driveway for off street parking. Side access is available with shared path to rear garden gate.

### **REAR GARDEN**

A fence enclosed garden with central lawn area, bushes to the rear, central path leads to the property and rear gate. Shed is included as part of the sale.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		