





OCCUPYING A CORNER PLOT, THIS LOVELY FAMILY HOME OFFERS SPACIOUS LIVING AND VIEWINGS ARE RECOMMENDED. This semi-detached three bedroom home on Ramskir View in Stainforth is available with no onward chain and briefly comprises of entrance porch, entrance area, living room, dining area, kitchen, stairs to the first floor landing, three spacious bedrooms, bathroom, front, side and rear gardens. CALL NOW TO VIEW.



ENTRANCE PORCH

8' 7" x 3' 4" (2.62m x 1.03m) This lovely home is accessed via the front facing double glazed door to the porch, two side facing double glazed windows, two front facing double glazed windows, tiled flooring and door to the hallway.

ENTRANCE HALL

The hallway is generous in space and has open access to both the living room and dining area, with stairs to the first floor, front facing double glazed door to the porch and coving to the ceiling.

LIVING ROOM

11' 6" x 20' 4" (3.53m x 6.22m) Fabulous bright reception room with rear facing double glazed French doors to the garden, front facing double glazed window, radiator, coving to the ceiling and an electric feature fireplace.

DINING AREA

9' 9" x 8' 3" (2.98m x 2.53m) Separate dining space with open access to the kitchen, rear facing double glazed window, storage cupboard beneath the stairs, radiator, coving and an electric feature fireplace.

KITCHEN

9' 0" x 10' 1" (2.76m x 3.09m) 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, space for a freestanding electric cooker/hob, space for a fridge/freezer, tiled walls, two side facing double glazed doors, front and side facing double glazed windows.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

10' 11" x 5' 8" (3.34m x 1.74m) Providing access to all bedrooms/bathroom, side facing double glazed window, coving, storage cupboard and loft access point.

BEDROOM

9' 4" x 11' 4" (2.87m x 3.46m) Fantastic bedroom with fitted storage cupboards, rear facing double glazed window, fitted wardrobes and a radiator.







BEDROOM

12' 7" x 8' 10" (3.85m x 2.70m) Further spacious double bedroom with front facing double glazed window, radiator and coving.

BEDROOM

7' 10" x 8' 10" (2.40m x 2.70m) Positioned at the front property, with storage cupboard, coving to the ceiling and front facing double glazed window.

BATHROOM

8' 3" x 5' 6" (2.52m x 1.69m) Nicely presented bathroom with a separate corner shower cubicle, dual shower head, wash hand basin within a vanity unit, low flush WC, bath, tiled walls, heated towel radiator, rear and side facing double glazed frosted windows.



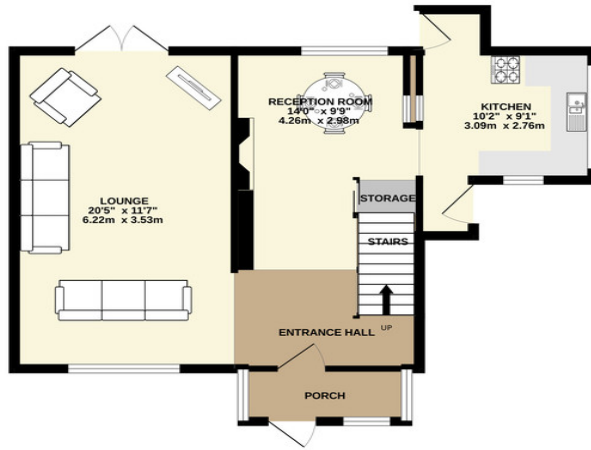
GARDENS

To the front/side there is paved areas, shrub beds, double gates lead to a concrete area and there is a wall/fence enclosure.

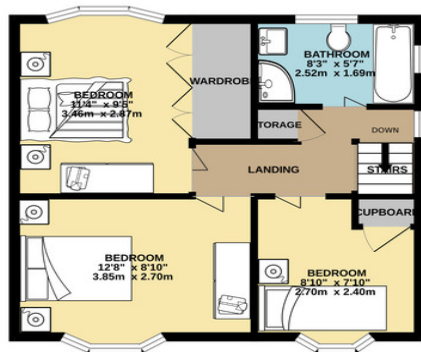
The rear garden is fence enclosed with paved patio, raised planting beds, raised decking, shed and storage outhouse.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		