





NICELY PRESENTED THREE BEDROOM HOME WITH CONSERVATORY AND VIEWINGS ARE RECOMMENDED. This lovely house on Measham Drive in Stainforth will attract attention from families, due to being within a stones throw of the local school. A delightful home that is pleasantly presented and has been extended to the rear to provide further living space. The property in brief comprises of entrance, living room, kitchen/diner, conservatory, stairs to the first floor landing, three spacious bedrooms, bathroom, off street parking on the driveway, front and rear gardens with astro turf area. **GREAT PURCHASE IN DN7.**



ENTRANCE

Into the living room.

LIVING ROOM

14' 8" x 14' 2" (4.48m x 4.32m) Delightful reception room with front facing double glazed window, front facing double glazed frosted door, coal effect gas fire with back boiler, coving to the ceiling, stairs to the first floor, television point, telephone point and door to the kitchen/diner.

KITCHEN/DINER

14' 8" x 7' 6" (4.48m x 2.31m) Beautiful kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob, with extractor fan above, electric single oven, plumbing for a washing machine, integrated fridge/freezer, partially tiled walls, radiator, two rear facing double glazed windows and rear facing double glazed door to the conservatory.

CONSERVATORY

9' 10" x 9' 7" (3.02m x 2.93m) Overlooking the rear garden, a lovely sitting or dining space with side/rear facing double glazed windows, rear facing double glazed French doors to the garden and laminate flooring.

STAIRS

Leading from the living space to the first floor landing.

LANDING

5' 11" x 8' 6" (1.81m x 2.60m) Providing access to the bedrooms/bathroom, side facing double glazed window, storage cupboard and a loft access point.







BEDROOM

7' 10" x 10' 7" (2.41m x 3.23m) Double bedroom with front facing double glazed window, radiator and fitted sliding wardrobes.

BEDROOM

7' 10" x 9' 4" (2.40m x 2.86m) Further double bedroom with rear facing double glazed window, radiator and fitted wardrobes.

BEDROOM

6' 5" x 7' 6" (1.98m x 2.30m) Smaller single bedroom at the front with front facing double glazed window, radiator and fitted wardrobe.

BATHROOM

6' 5" x 5' 4" (1.96m x 1.65m) Benefitting from a three piece suite, comprising of a low flush WC, wash hand basin, bath, tiled walls, radiator and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

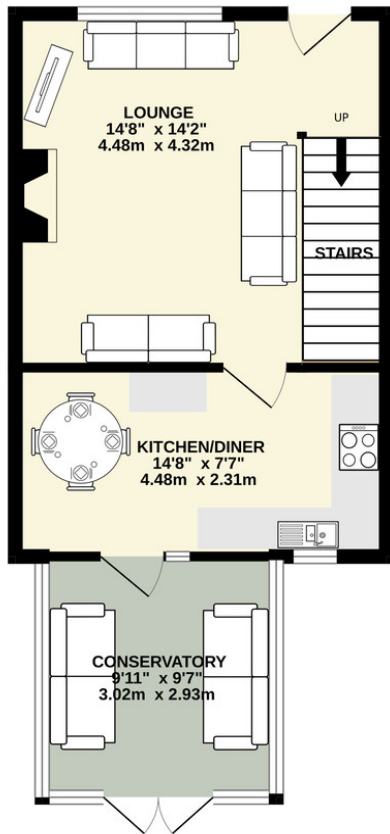
Double gates to the driveway providing off street parking, side access to the rear garden and fence to the side.

REAR GARDEN

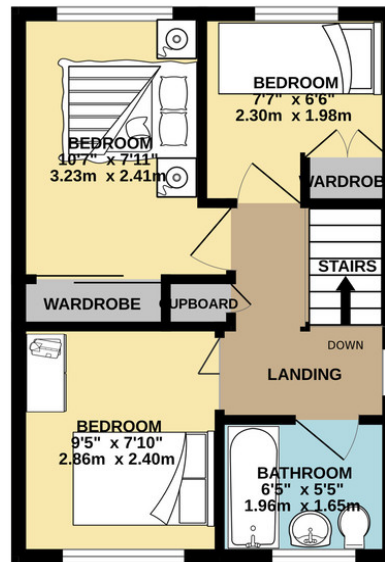
With a paved patio, astro turf area, gravelled beds and fence enclosure.



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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.

