







**SUPERB THREE BEDROOM HOME WITH LARGE REAR EXTENSION AND POSITIONED IN A LOVELY SQUARE OVERLOOKING THE GREEN. This property has been much improved and modernised over the years and now offers a spacious move in ready home. Sure to impress all purchasers with the high quality finish throughout, you will not want to miss this ideal family home in Kirk Sandall. The property briefly comprises of entrance hallway, dining room, kitchen, lounge with feature fireplace, rear extension with central glass atrium currently utilised as a sitting room but is a versatile space, stairs to the first floor landing, three lovely bedrooms all benefit from fitted wardrobes, modern shower room, off street parking on the driveway, front lawned garden and fence enclosed rear garden with paved patio and shed. TUCKED AWAY IN A QUIET SPOT AND AVAILABLE WITH NO CHAIN. GUIDE PRICE £220,000 TO £230,000.**

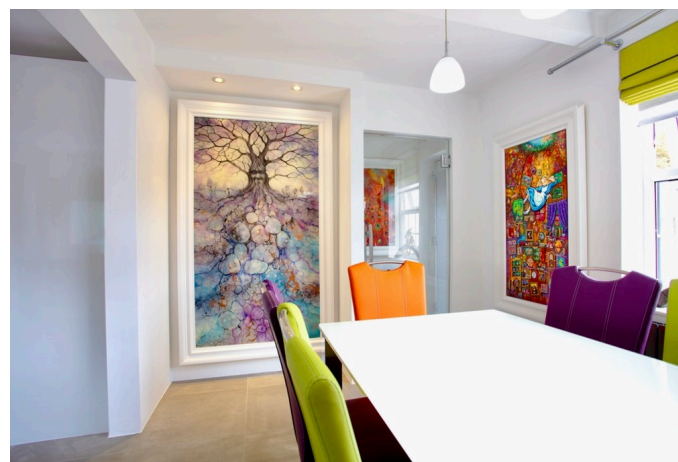
#### **ENTRANCE HALL**

3' 6" x 3' 8" (1.08m x 1.13m) The property is accessed via the front facing double glazed door to the entrance hallway, glass door leads to the dining room, stairs lead to the first floor, modern grey radiator, tiled flooring, under floor heating and an alarm system.



#### **DINING ROOM**

11' 5" x 8' 7" (3.50m x 2.62m) Benefitting from open access to the kitchen this space is perfect for family dining, fitted storage cabinets, front facing double glazed window, modern grey radiator, central lighting, spotlight and tiled flooring.



#### **KITCHEN**

15' 5" x 6' 9" (4.71m x 2.07m) Immaculately presented kitchen with a range of modern fitted cabinetry, work surfaces incorporating a single bowl sink with extendable



tap, four ring electric hob with extractor fan above, double electric oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, wine cooler, feature tiled splash backs, tiled flooring, radiator, side facing double glazed window and rear facing double glazed door to the patio.

### **LOUNGE**

11' 10" x 15' 11" (3.62m x 4.87m) Beautiful modern cosy reception space with central feature fireplace, tiled surround, tiled flooring, open access to the extension and front facing double glazed window.

### **EXTENDED RECEPTION ROOM**

17' 6" x 20' 10" (5.34m x 6.36m) A versatile room which is currently utilised as a sitting room/art studio, two side facing double glazed windows, rear facing double glazed Bi-folding doors, under floor heating, tiled flooring, spotlights, central glass atrium and blinds included.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **LANDING**

9' 2" x 6' 9" (2.80m x 2.08m) Providing access to all bedrooms/shower room, rear facing double glazed window, glass bannister, radiator and feature central lighting.

### **BEDROOM**

12' 0" x 10' 11" (3.66m x 3.33m) Fantastic double bedroom with fitted wardrobes, glass shelves with spotlight, radiator and two front facing double glazed windows.

### **BEDROOM**

11' 8" x 8' 8" (3.57m x 2.66m) Further spacious bedroom



with fitted wardrobes, radiator and front facing double glazed window.

### **BEDROOM**

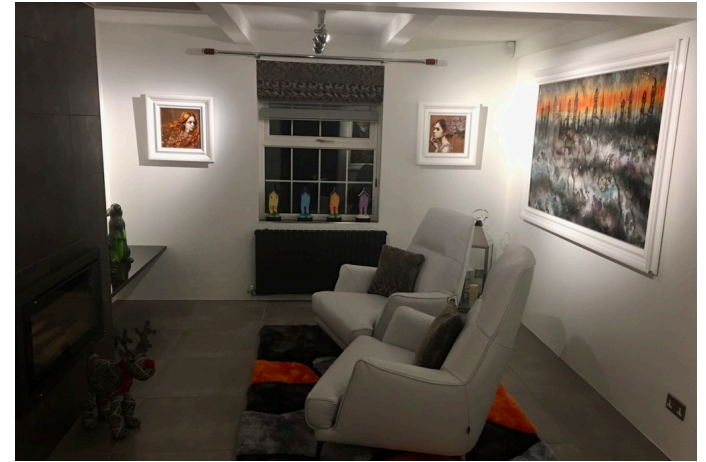
9' 2" x 6' 10" (2.80m x 2.10m) Third bedroom is currently utilised as a dressing room with further fitted wardrobes, radiator and rear facing double glazed window.

### **SHOWER ROOM**

8' 7" x 4' 5" (2.64m x 1.36m) Beautifully presented shower room comprising of a low flush WC, wash hand basin within











a vanity unit, shower with glass divide, shower unit above, shaving point, heated towel radiator, tiled flooring, tiled walls, extractor fan and rear facing double glazed frosted window.

### **FRONT GARDEN/DRIVEWAY**

Open access to the driveway providing off street parking for two cars, small central lawned garden and side access gate to the rear garden.

### **REAR GARDEN & SHED**

Fence enclosed rear garden with paved patio, raised lawn area, gravelled beds, raised walled planter with mature tree and storage shed included.



### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**CONSTRUCTION: STEEL FRAME**

**CENTRAL HEATING SYSTEM: GAS FIRED AND ALSO UNDER FLOOR HEATING IN THE GROUND FLOOR**

**BOILER AGE: 2018 INSTALLATION**

**EXTERNAL COLD AND HOT WATER TAP**

**ALARM SYSTEM INCLUDED**

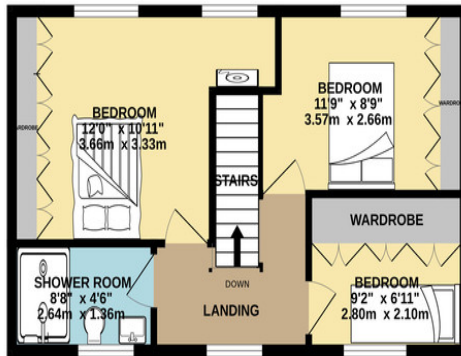
**CCTV CAMERAS FITTED BUT NOT CURRENTLY FUNCTIONING**



GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-38	G		