





YOU WILL BE WOWED BY THE MODERN KITCHEN, BATHROOM AND SIZE OF THE GARDEN.

Superb three bedroom semi-detached house occupying a generous plot offering plenty of potential. This pleasant property is nicely presented throughout and provides spacious living for a first time buyer or family. Within easy reach of all Askern's local amenities and at a realistic selling price, you will want to view this one promptly. In brief the house comprises of entrance hallway, living room with feature fireplace, modern new kitchen, ground floor bathroom, rear entrance hall with storage space, stairs to the first floor landing, three lovely bedrooms, gardens to three sides and AVAILABLE WITH NO UPWARD CHAIN.



ENTRANCE HALL

3' 8" x 3' 6" (1.14m x 1.08m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, door to the lounge and stairs to the first floor.

LOUNGE

15' 8" x 12' 1" (4.78m x 3.70m) Fabulous spacious reception room at the front of the property with a coal effect gas fire, decorative surround, storage cupboards either side of the fireplace, coving to the ceiling, radiator, front facing double glazed window and door to the kitchen.

KITCHEN

7' 6" x 11' 3" (2.30m x 3.43m) Beautiful modern kitchen with a range of fitted cabinetry at both eye and base level, square edge work surfaces incorporating a single bowl sink with drainer unit, plumbing for a washing machine or dishwasher, partially tiled walls, four ring gas hob with extractor fan, single electric oven, boiler unit housed in a matching cupboard, door to the inner hall, door to the rear entrance hall, storage cupboard beneath the stairs with side facing double glazed window and further rear facing double glazed window.

GROUND FLOOR BATHROOM

4' 5" x 7' 11" (1.35m x 2.43m) Nicely presented bathroom with a three piece suite comprising of low flush WC, wash hand basin, bath with shower attachment, partially tiled walls, radiator and rear facing double glazed frosted window.

REAR ENTRANCE HALL & STORAGE

Rear facing door to the garden and two storage rooms with further side facing double glazed frosted window.

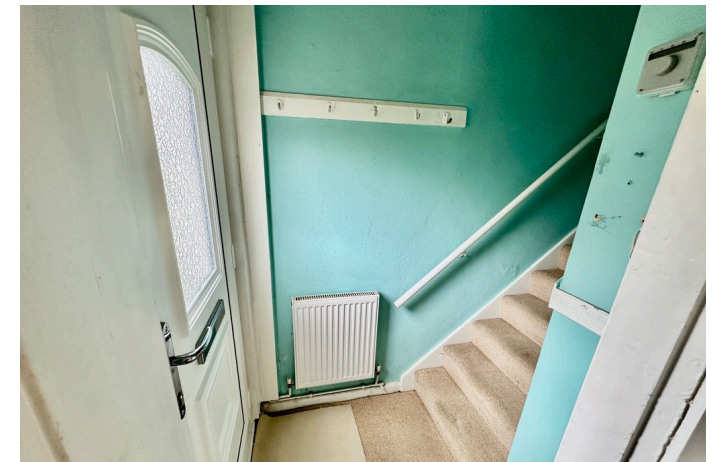


STAIRS

Stairs lead from the entrance hallway to the first floor landing.

LANDING

9' 5" x 2' 8" (2.88m x 0.82m) Providing access to all bedrooms, loft access point and side facing double glazed window.







BEDROOM

15' 8" x 12' 0" (4.80m x 3.67m) Fantastic spacious bedroom with storage cupboard, radiator and two front facing double glazed windows.

BEDROOM

9' 6" x 11' 6" (2.91m x 3.53m) Further double bedroom to the rear of the house with rear facing double glazed window and a radiator.

BEDROOM

9' 3" x 8' 7" (2.83m x 2.64m) Further lovely bedroom overlooking the rear garden via the rear facing double glazed window and a radiator.



GARDENS

Gardens are available to three sides, the front has a single gate leading to the path, mature shrubs, bushes, flower beds are enclosed with wall/hedge, the side garden offers a path to the rear garden, further shrubs and bushes, lastly the rear garden has a central lawn surrounded by fence/hedge enclosure, further bushes, mature trees and offers plenty of space for a family.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

CENTRAL HEATING SYSTEM: GAS FIRED BOILER

LAST GAS SERVICE: 2024

ELECTRICS: NOT CHECKED





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		