





**LOVELY THREE BEDROOM SEMI-DETACHED HOME ON ASTCOTE COURT IN KIRK SANDALL WITH CORNER POSITION AND DETACHED GARAGE. A pleasant location in DN3 ideal for a family with great access to local schools, amenities and also transport links including a rail link within walking distance. Beautifully presented throughout this spacious house offers purchasers a great opportunity to buy in a sought after location. The property in brief comprises of entrance hallway, WC, living room, open plan kitchen/diner with sliding doors to the garden patio, stairs lead to the first first floor landing, three bedrooms, beautifully presented shower room, front/rear gardens and a detached garage. AVAILABLE WITH NO CHAIN.**



### ENTRANCE HALL

3' 5" x 5' 6" (1.05m x 1.69m) This lovely house is accessed via the front facing double glazed frosted door to the entrance hallway, door to the WC, open access to the stairs, radiator, coving to the ceiling and an alarm system.

### WC

2' 10" x 5' 6" (0.87m x 1.69m) Benefitting from a low flush WC, wash hand basin, radiator and rear facing double glazed frosted window.

### LIVING ROOM

14' 9" x 11' 1" (4.52m x 3.40m) Fantastic bright reception room at the front of the house with two front facing double glazed windows, radiator and coving.

### KITCHEN/DINER

14' 9" x 9' 6" (4.51m x 2.91m) Superb open plan kitchen/dining space with a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, plumbing for a washing machine, space for a fridge/freezer, partially tiled walls, wall mounted boiler unit, coving, radiator, rear facing double glazed window and rear facing double glazed sliding doors to the garden.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

3' 6" x 9' 3" (1.07m x 2.83m) Providing access to all bedrooms/shower room and benefits from a radiator.



### BEDROOM

8' 1" x 11' 2" (2.48m x 3.42m) Lovely double bedroom with fitted sliding wardrobes, radiator and front facing double glazed window.

### BEDROOM

8' 0" x 11' 2" (2.46m x 3.41m) Further spacious bedroom with built in cupboard above the stairs, radiator and rear facing double glazed window.







### **BEDROOM**

6' 4" x 8' 0" (1.95m x 2.44m) Positioned at the front of the house offering a single bedroom/office space with front facing double glazed window, radiator and loft access point.

### **SHOWER ROOM**

6' 4" x 6' 5" (1.94m x 1.96m) Nicely presented shower room with low flush WC, wash hand basin within a vanity unit, shower cubicle, wall mounted shower unit, wall mounted storage cabinet, heated towel radiator, shaving point, partially tiled walls and rear facing double glazed frosted window.



### **FRONT GARDEN & DRIVEWAY**

Open access available to the driveway providing off street parking in front of the garage, side access gate to the rear garden and a small front lawned garden.

### **GARAGE**

With remote control electric door access.

### **REAR GARDEN**

V-shaped lawned garden with shrub/flower beds, paved patio and side access path to the front.



### **NOTES**

**FREEHOLD PROPERTY**

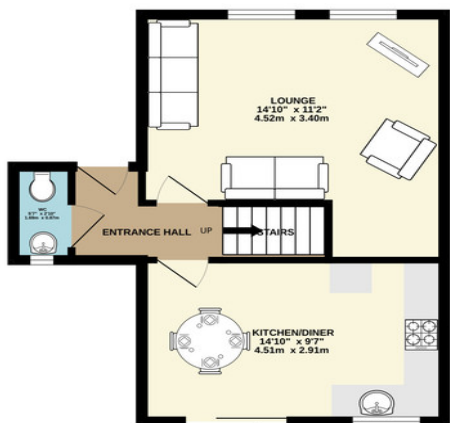
**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS FIRED CENTRAL  
HEATING**

**INSTALLATION DATE: 08/02/22 & ADVISED 10  
YEAR GUARANTEE AVAILABLE**

**LAST SERVICE: DUE IN 2024**

GROUND FLOOR  
392 sq. ft. (36.4 sq. m.) approx.



1ST FLOOR  
357 sq. ft. (33.2 sq. m.) approx.

