





LOVELY TWO BEDROOM BUNGALOW POSITIONED ON A QUIET STREET IN STAINFORTH OVERLOOKING A GREEN TO THE FRONT. This deceptively spacious property has been extended to the side with a porch and a conservatory to the rear. Pleasantly presented throughout all buyers will be impressed when viewing this beautiful home. The bungalow briefly comprises of entrance porch, kitchen, living room, inner hallway, two bedrooms, conservatory, bathroom, front garden, driveway, garage, rear garden and summerhouse. AVAILABLE WITH NO UPWARD CHAIN.



SIDE ENTRANCE PORCH

7' 4" x 4' 9" (2.26m x 1.45m) The property is accessed via the side facing double glazed frosted door leading to the entrance porch, front facing double glazed window, side facing double glazed window, laminate flooring and door to the kitchen.

KITCHEN

8' 6" x 12' 1" (2.61m x 3.70m) Lovely kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, space for an electric cooker, extractor hood above, plumbing for a washing machine, matching breakfast bar, tiled flooring, radiator, front facing double glazed window, side facing single glazed window, side facing single glazed frosted door to the porch, storage cupboard, boiler cupboard, door to the lounge and open access to the inner hallway.

LOUNGE

9' 10" x 17' 7" (3.00m x 5.38m) Great reception space with front facing double glazed window, two radiators, television point, telephone point, electric coal effect feature fire and a decorative surround.

INNER HALL

8' 2" x 2' 8" (2.50m x 0.83m) Provides access to all accommodation and benefits from laminate flooring.

BEDROOM

9' 9" x 12' 3" (2.99m x 3.74m) Spacious double bedroom with rear facing double glazed window and a radiator.



BATHROOM

6' 5" x 5' 5" (1.96m x 1.66m) Nicely presented bathroom comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower screen above, electric shower unit, partially tiled walls, radiator and side facing double glazed frosted window.







BEDROOM/DINING ROOM

8' 7" x 9' 3" (2.62m x 2.84m) Versatile room currently utilised as a dining room with rear facing double glazed sliding doors to the conservatory, radiator, loft access point and the loft benefits from partial boarding and lighting.

CONSERVATORY

9' 8" x 6' 3" (2.97m x 1.92m) Lovely additional reception space overlooking the garden via the side/rear facing double glazed windows and side facing double glazed sliding doors to the garden.



FRONT GARDEN & DRIVEWAY

Pebbled garden with mixed shrubs, fence to the front, double gates lead to the driveway providing off street parking and a side gate leads to the rear garden.

GARAGE

Single garage with up and over door.

REAR GARDEN

Private rear garden with fence enclosure, shrub beds, pebbled area and a summerhouse included within the sale.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

EPC RATING: D

**HEATING SYSTEM: GAS FIRED CENTRAL
HEATING**

INSTALLATION DATE: UNKNOWN

LAST SERVICE: NOVEMBER 2024

SERVICES: MAINS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		