





SUPERB RECENTLY RENOVATED BUNGALOW ON WATSONS CROFT IN STAINFORTH, TUCKED AWAY IN A QUIET POSITION AND PROVIDES A MOVE IN READY HOME. Deceptively spacious this delightful bungalow will impress all purchasers with the available accommodation and the addition of modern fixtures/fittings. An internal inspection is highly recommended to fully appreciate the property which in brief comprises of entrance hallway, living/dining room with feature fireplace, modern beautiful kitchen, two spacious bedrooms, bathroom with separate shower, gravelled driveway provides off street parking, single garage and an enclosed rear garden. BEAUTIFULLY PRESENTED AND AVAILABLE WITH NO CHAIN.

ENTRANCE HALL

8' 9" x 3' 10" (2.69m x 1.18m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, laminate flooring and provides access to all accommodation.

LOUNGE/DINER

9' 6" x 18' 8" (2.92m increasing to 3.31m x 5.71m) Pleasant reception space suitable for living/dining, with space for a feature electric fireplace, front facing double glazed bow window, radiator, coving and a television point.

KITCHEN

7' 6" x 11' 3" (2.30m x 3.43m) Beautiful kitchen with a range of fitted modern cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob, single electric oven, plumbing for a washing machine, space for a fridge/freezer, boiler unit and a front facing double glazed window.

BEDROOM

9' 8" x 12' 2" (2.95m x 3.71m) Lovely double bedroom with fitted sliding wardrobes, radiator, coving and rear facing double glazed window.

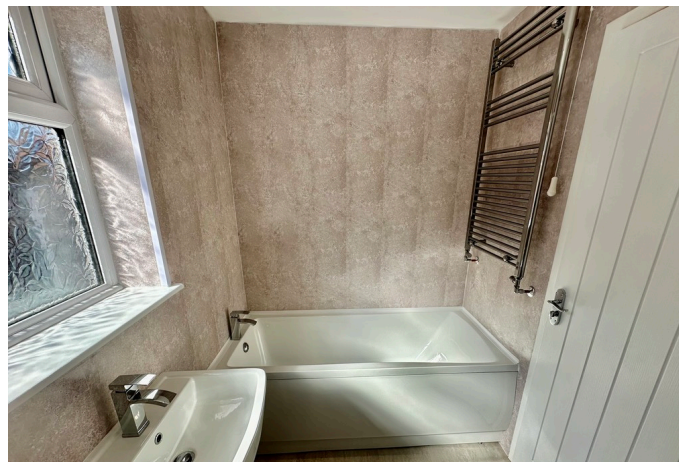
BEDROOM

8' 10" x 7' 2" (2.70m x 2.20m) Further spacious bedroom with rear facing double glazed window, radiator and coving.

BATHROOM

5' 4" x 7' 7" (1.64m x 2.33m) Superb bathroom with separate corner shower cubicle, dual shower head, bath, low flush WC, wash hand basin, heated towel radiator, spotlights, extractor fan and side facing double glazed frosted window.







FRONT GARDEN/DRIVEWAY

Gravelled area providing off street parking to the front/side, small wall to the front and access to the garage via the driveway.

GARAGE

Single garage with up and over door, further side door to the garden and side facing single glazed window.

REAR GARDEN

Fence/wall enclosed rear garden with central lawn, paved path and gravelled areas.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

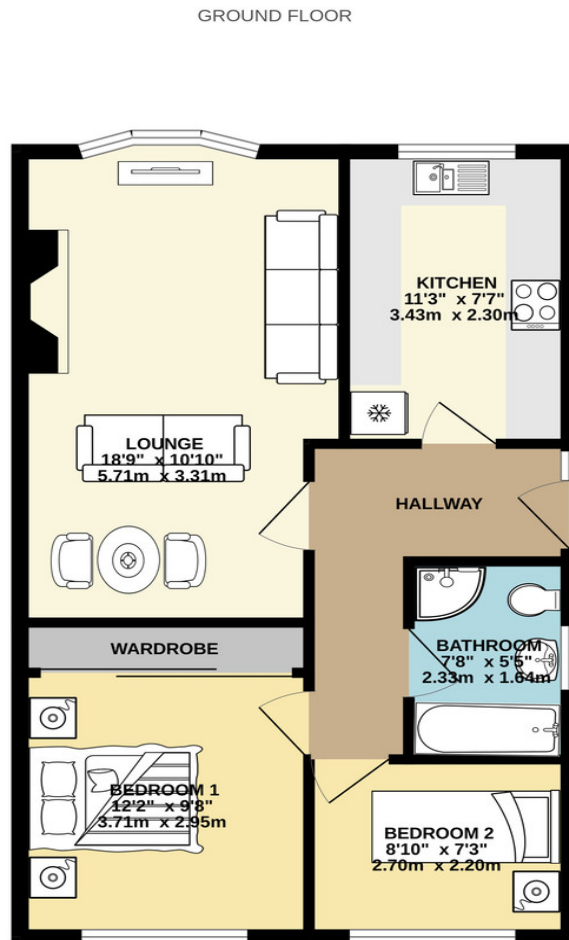
**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER**

INSTALLATION DATE:

LAST SERVICE:

SERVICES: MAINS





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		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		