







**SUPERB THREE BEDROOM MID-TERRACED PROPERTY WITH LOVELY GARDEN, EXTENDED KITCHEN AND OFF STREET PARKING FOR 1/2 CARS. Located on Church Road in Stainforth just a brief walk to all local shops and supermarket, this is sure to be a popular one with first time buyers and investors. The property is pleasantly presented and briefly comprises of entrance hallway, lounge, kitchen, dining area, ground floor bathroom, stairs to the first floor landing, three bedrooms, front garden, rear garden with summerhouse and off street parking to the rear on the driveway. LOVELY HOME.**



#### **ENTRANCE HALL**

3' 8" x 2' 11" (1.13m x 0.91m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, with door to the lounge and stairs to the first floor.

#### **LOUNGE**

14' 9" x 11' 10" (4.51m x 3.62m) Nicely presented living space at the front of the house with feature coal effect gas fire, decorative fire surround, radiator, front facing double glazed bow window, coving to the ceiling, dada rail and door to the dining area.



### DINING AREA

7' 0" x 18' 2" (2.15m x 5.54m) Further reception space ideal for dining with open access to the extended kitchen, door to the ground floor bathroom, door to the lounge and storage cupboard beneath the stairs.

### KITCHEN

8' 7" x 11' 3" (2.62m x 3.44m) Spacious kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, space for an electric cooker/hob, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, partially tiled walls, tiled flooring, rear facing double glazed window, rear facing double glazed frosted door to the garden, breakfast bar and open access to the dining area.

### GROUND FLOOR BATHROOM

8' 8" x 4' 5" (2.65m x 1.37m) Immaculately presented bathroom with low flush WC, wash hand basin, bath with glass shower screen mounted above, dual shower head shower unit, tiled walls, tiled flooring, radiator, rear facing double glazed frosted window and a wall mounted mirror.

### STAIRS

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

### LANDING

Benefitting from loft access point and doors to all bedrooms.

### BEDROOM

8' 2" x 14' 11" (2.50m x 4.56m) Fabulous double bedroom with front facing double glazed window, radiator, eye level storage cupboards, further storage cupboard above the stairs and coving to the ceiling.



### BEDROOM

8' 9" x 9' 10" (2.69m x 3.01m) Further spacious bedroom with rear facing double glazed window, radiator, coving and an airing cupboard.

### BEDROOM

7' 10" x 7' 11" (2.40m x 2.42m) Third lovely bedroom positioned at the rear of the house with radiator and rear facing double glazed window.











### FRONT GARDEN

Wall/fence enclosed front garden with front access gate, paved area and a central raised planter.

### REAR GARDEN

Fantastic enclosed rear garden with summerhouse, shed, central lawn, shrub beds, trees, wall/fence enclosure and rear access gate to the parking area.

### DRIVEWAY

Accessed from the rear via double gates providing off street parking for 1/2 cars dependant on size.



### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: A**

**HEATING SYSTEM: GAS FIRED CENTRAL  
HEATING BOILER**

**LAST SERVICE: 09/05/2025**

**LAST ELECTRICAL CHECK: 07/05/2025**

**SERVICES: MAINS**





