



45 Rectory Lane

Rock, DY14 9RU

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A well presented three bedroom home offering generous living space, practical modern comforts and a sizeable rear garden with useful outbuildings in a convenient village setting.

- A bright and well arranged three bedroom terraced home with balanced accommodation.
- Attractive living and dining areas with a modern kitchen and well proportioned bedrooms.
- Large rear garden with lawn, established planting and outbuildings.
- Parking located at the rear of the property.
- Situated close to village amenities, schools and transport connections.

This three bedroom home presents a practical and inviting layout suited to a range of buyers seeking comfort, space and a pleasant village position. The ground floor offers an entrance hall, with modern wooden flooring and a large under stairs cupboard with shelving, a bright dual aspect living and dining room and a well arranged kitchen and breakfast room with good storage and access to a lean to and the rear garden. Upstairs are three well-proportioned bedrooms and a family bathroom with a white suite and overhead-shower bath, with the primary and second bedrooms providing generous space. Outside, there's a sizeable rear garden with lawn, established hedging, and useful outbuildings, plus parking at the rear. Altogether, it's a practical home with appealing outdoor space in a village setting.

992 sq ft (92.2 sq m)





The kitchen and breakfast room

The kitchen and breakfast room offers a well arranged setting with generous work surfaces, fitted cabinetry and space for appliances. A window looks over the rear garden and a door provides direct access outside. The practical layout supports everyday cooking and dining with a clear connection to the rest of the ground floor, creating an inviting area for household use and informal meals.





The living and dining room

The living and dining room spans the length of the property and provides an inviting and versatile setting suited to both daily life and entertaining. Windows at the front and rear enhance the overall sense of space while the well balanced proportions allow for defined areas for dining and relaxing. Modern wooden flooring adds to the room's appeal and there is potential to reopen the bricked up fireplace, creating further possibilities for the space.





Positioned centrally on the ground floor and directly connected to the hall and kitchen, it forms an appealing hub of the home where a variety of arrangements and uses can be comfortably accommodated.





The primary bedroom

The primary bedroom presents a well proportioned and inviting space with a pleasant outlook through a wide window. Its shape allows for a comfortable arrangement of bedroom furnishings while offering a calm environment suited to rest and relaxation. Positioned at the rear of the home, it provides a peaceful setting that enhances its appeal as a main sleeping area and contributes to the balanced layout of the first floor.



The second bedroom

The second bedroom provides a bright and well arranged space with a wide window that introduces generous natural light and an outlook over the frontage. Its layout supports a comfortable bedroom setup and offers flexibility for various uses including a guest room or dedicated study. Positioned on the first floor close to the landing and bathroom, it forms a practical and appealing part of the home's upper level.





The third bedroom

The third bedroom presents a practical and welcoming space suitable for a variety of uses. A wide window provides an open outlook and helps create a comfortable setting throughout the day. Its layout offers flexibility for a home office, guest room or hobby room, making it a valuable addition to the first floor. This room enhances the home's overall functionality and provides an appealing extra option for modern living.



The family bathroom and WC

The family bathroom and separate WC are positioned on the first level, providing practical convenience for daily routines. The bathroom includes a fitted bath with shower and a washbasin, supported by a window for ventilation. A large airing cupboard containing the hot water tank sits off the landing and offers valuable storage. The separate WC adds further privacy, creating an efficient arrangement that serves the upper floor well.





The garden

The garden provides an impressive outdoor setting that stretches far beyond the immediate patio and offers a wide variety of useful spaces. Directly behind the house is a paved terrace that creates an inviting area for outdoor seating and easy access to the property. Steps lead to a series of lawned sections, which weave around an apple and pear tree and are bordered by established hedging which offer clear definition and a pleasant outlook.





Throughout the garden there are pathways, planted areas and a brick shed that adds valuable storage. The plot continues well beyond the main garden into an additional open area that provides further scope for recreation or gardening. This extensive arrangement creates a superb environment for those seeking generous outside space with excellent potential. The property also benefits from practical parking to the rear for multiple vehicles, accessed from a private lane behind the row of properties. Off-road parking in a lay-by is also available at the front for several vehicles.



Location

45 Rectory Lane sits within a well regarded village environment that offers a convenient blend of amenities and community facilities. Local shops, eateries and everyday services are within easy reach, ensuring essentials are close to hand. The surrounding area provides access to pleasant countryside walks, green spaces and recreational opportunities that contribute to the appeal of village living.

Families benefit from access to nearby schools that cater for a range of ages, making the location well suited to those seeking educational choice close to home. Public transport links offer connections to surrounding towns and further destinations, supporting both commuting and leisure travel. Road links also provide straightforward access to wider networks, making journeys by car simple and efficient.

The village atmosphere is complemented by local organisations, parks and community activities that encourage engagement and a welcoming feel. This setting combines accessibility with a peaceful pace of life, offering a desirable location for those seeking comfort, convenience and a strong sense of community.

Services

The property benefits from mains electricity, water and drainage.

Council Tax

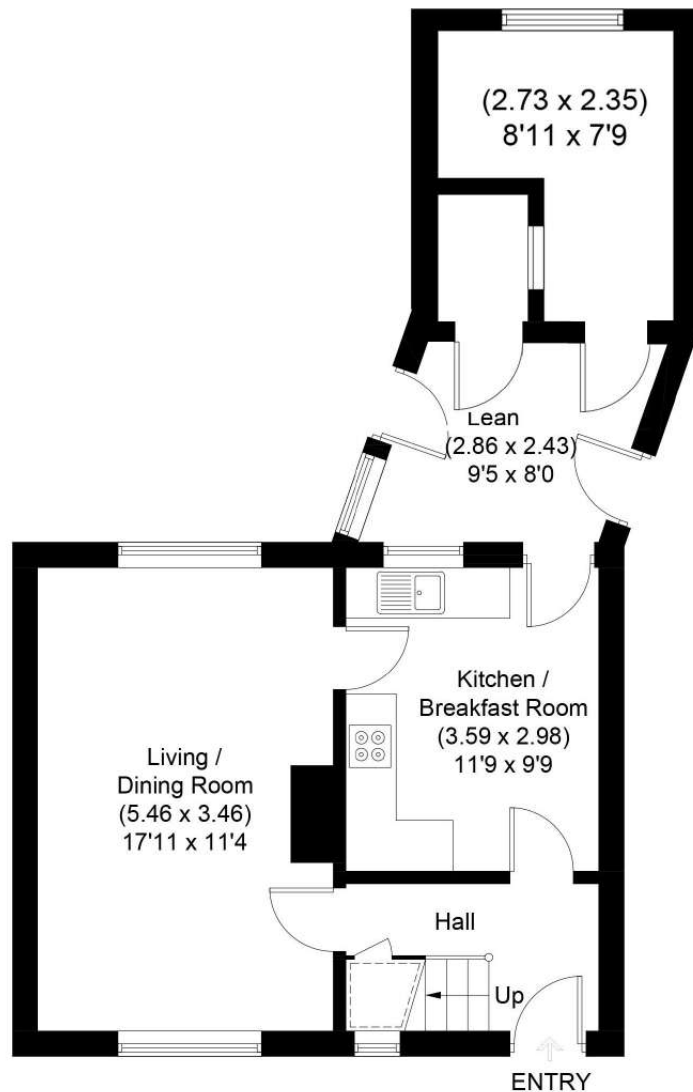
The Council Tax for this property is Band C.



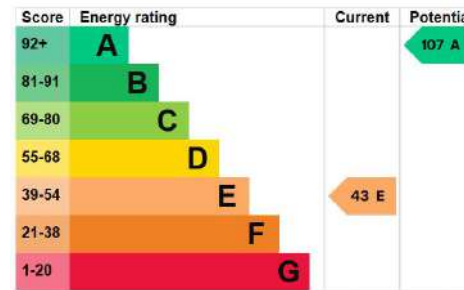


Rectory Lane

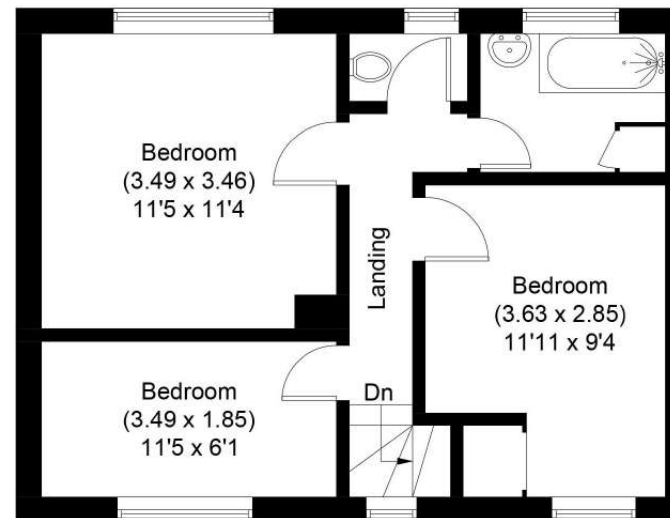
Approximate Gross Internal Area
Ground Floor = 45.0 sq m / 484 sq ft
First Floor = 40.7 sq m / 438 sq ft
Outbuildings = 6.5 sq m / 70 sq ft
Total = 92.2 sq m / 992 sq ft



Ground Level



= Reduced headroom below 1.5m / 5'0



First Level

Illustration for identification purposes only, measurements are approximate, not to scale.



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