



# RE/MAX

## PROPERTY HUB



## 7 Mercia Court, Repton, DE65 6FF

### Asking price £264,500

Welcome to Mercia Court in the charming village of Repton!

An ideal property for relaxing with loved ones. With three inviting bedrooms, there's plenty of space for everyone to unwind in comfort. The two bathrooms ensure no more morning queues, adding convenience to your daily routine.

Built in 2006, this property offers modern amenities while retaining a classic charm.

Located in the heart of Repton, you'll enjoy the tranquility of village life while being within easy reach of local amenities. Whether it's a leisurely stroll through the village or a quick drive to nearby attractions, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home in the picturesque village of Repton. Contact us today to arrange a viewing and start your next chapter in this lovely property!

## Entrance Hall



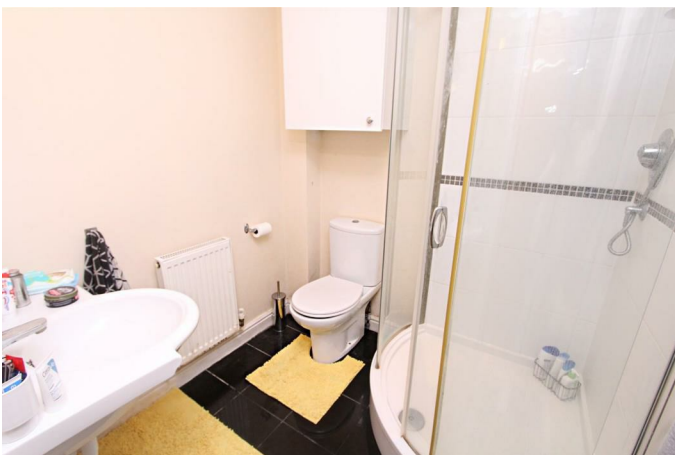
Door and window to front aspect, engineered oak flooring, spotlights, central heating radiator and storage cupboards.

## Bedroom Three 9'8" x 12'7" (2.97 x 3.84)



Patio doors, carpet, spotlights, TV point and central heating radiator.

## Shower Room



Shower cubicle, low level flush WC, hand wash basin, spotlights, extractor fan and central heating boiler.

## Lounge 16'2" max x 14'4" max (4.93 max x 4.37 max)



Window to rear aspect, balcony, wall lights, spotlights, carpet, two central heating radiators and doors leading on to the balcony.

## Balcony

Decking and spotlights.

## Kitchen Dining Area 16'0" x 9'10" (4.90 x 3.02)



A range of wall and base units with circular worktops, under-counter lights, four ring hob, microwave and oven, extractor fan, alcove storage, integrated dishwasher, spotlights.

## Bedroom One 16'2" in to wardrobe x 13'10" (4.95 in to wardrobe x 4.24)



Dormer window to front aspect, walk-in wardrobe, carpet, TV point and central heating radiator.

## Bedroom Two 10'5" x 10'2" max (3.20 x 3.12 max)



Skylight, carpet, spotlights, loft space and central heating radiator

## Bathroom



Jack and Jill bathroom from both bedrooms one and two with a bath, low level flush WC, hand wash basin, extractor fan and tiled flooring.

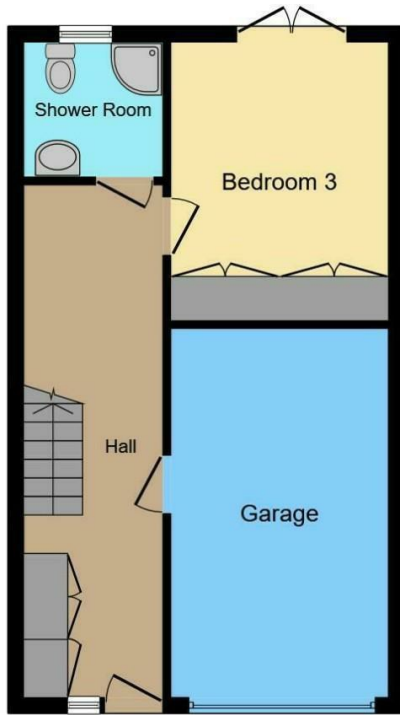
## Rear Yard

Yard area, paving, outdoor socket and composite shed

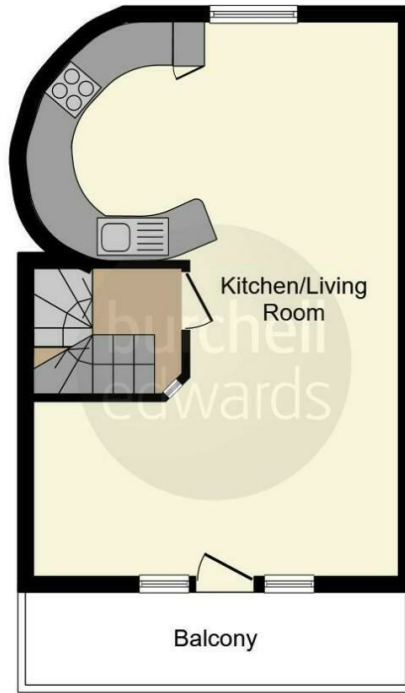
## Garage 9'6" x 16'11" (2.92 x 5.18)

Up and over door, space and plumbing for a washing machine, electric sockets, consumer unit and central heating radiator.

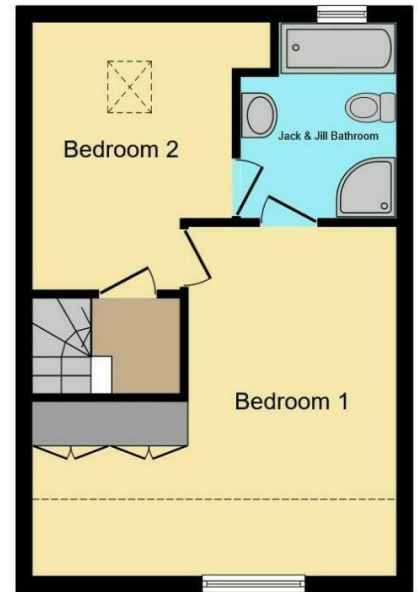
## Floor Plan



**Ground Floor**



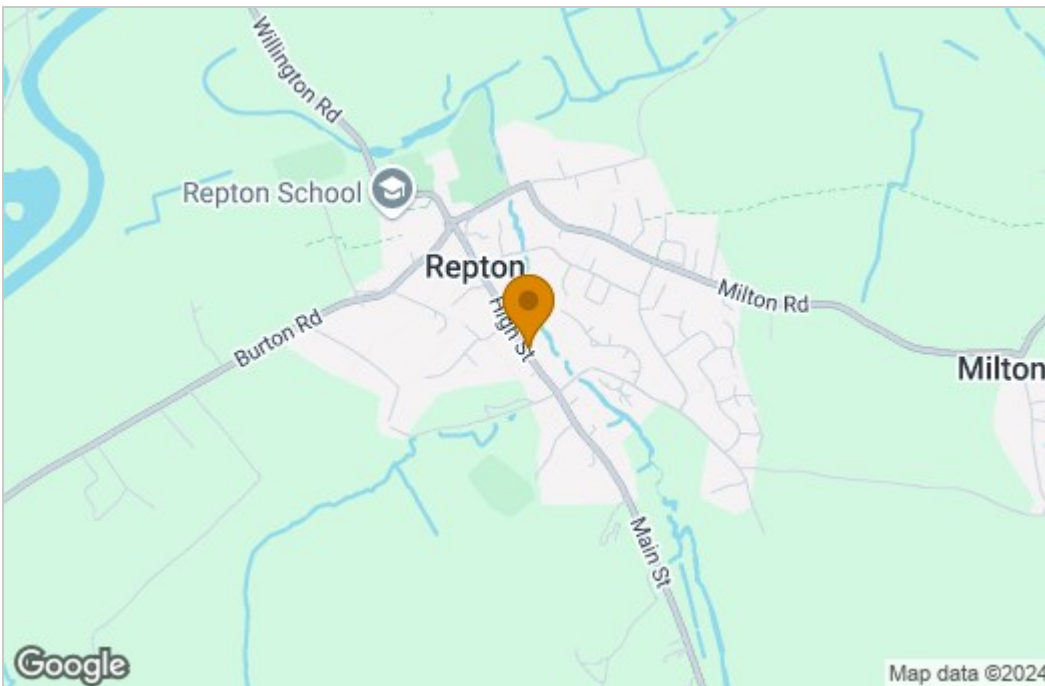
**First Floor**



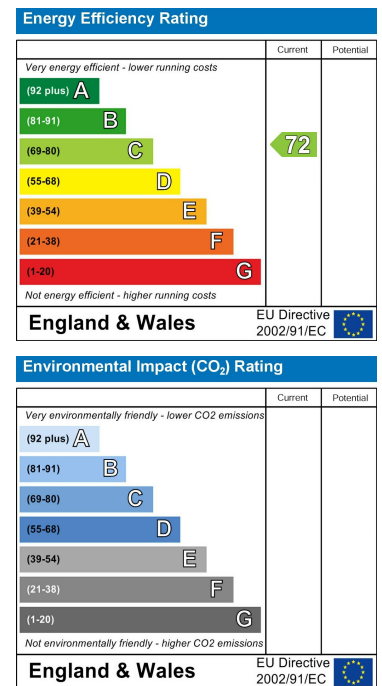
**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.