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£325,000

Guide Price
Kings Road, Glemsford

offered to market with NO ONWARD CHAIN is this immaculately presented three bedroom semi-detached property situated within a popular residential location in the well regarded Village of Glemsford. This home boasts far reaching field views to the rear, off street parking, a garage and air conditioned studio in the rear garden.

Upon approach this home sits behind an area of greensward with a neatly block paved driveway allowing off street parking space for several vehicles. Entry to this home is gained to a bright and welcoming hall laid with parquet flooring and stairs rising to the first floor. The living room is located to the front of the property enjoying

views over the front. The kitchen is undoubtable the heart of this home offering a range of contemporary dark blue floor and wall mounted cabinets topped with timber work surfaces, integral fridge and freezer, integral dishwasher, integral dual eye level oven, four ring induction hob, butler style sink and stylish bronze mixer tap. The kitchen further to a functional sun room fit with french-style doors opening to the rear garden. The first floor are three bedrooms, of which the principal and second bedrooms allow ample space for double beds. The rear bedroom further enjoys picturesque and far reaching countryside views. Concluding the internal accommodation is the family bathroom offering a panel bath with shower over the

tub, a low level WC and wash hand basin.

The rear garden commences with a decked seating area that further to an expanse of lawn enclosed by a variety of established shrubs and plants. To the rear of the garden is an air conditioned studio, used by the current owners as a salon. There is a further decking area to the rear of the garden overlooking rolling farmland making for the perfect setting for Sumer BBQ's and alfresco dining.

Call Oakheart today to arrange your viewing!











Ground Floor Building 1



Floor 1 Building 1

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Approximate total area[®]

87.33 m²
940.01 ft²

Reduced headroom

0.03 m²
0.32 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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