



## New Hill

Walesby, Walesby, NG22 9PB

Offers in excess of £240,000



The home that just keeps giving !

This extended semi detached property offers almost everything, two reception rooms, three first floor bedrooms, shower room, annex with a large lounge, wet room and bedroom, large rear garden, off road parking with garage and a conservatory.

This property must be viewed to appreciate the accommodation on offer !





### Hallway

The property is entered through the front facing door stepping into the hallway with open plan stairs to the right, laminate flooring, radiator and coving to the ceiling.

### Lounge / Diner 14'11" x 8'3" (11'10" into recess) 19'3" (4.55m x (3.63m into recess) 5.89m)

The lounge / diner is an 'L' shaped room with a front facing bay window, radiator and coving to the ceiling with electric points, chimney breast to the dining area with brown Upvc patio doors leading out into the conservatory.

### Conservatory 12'3" x 8'0" (3.75m x 2.45m)

The conservatory is built on a dwarf brick wall with windows to all three aspects and patio doors leading into the enclosed rear garden.

### Kitchen 11'5" x 8'3" (3.48m x 2.52m)

The kitchen has modern grey base units with wood effect wall units, space for a range cooker, chrome chimney extractor, space for fridge / freezer and washing machine, stainless sink with a centre tap, laminate flooring, part tiled walls, radiator and rear facing upvc door. Within the kitchen there is a separate pantry and laundry area.

### Annex

The annex has been built onto the side of the kitchen for use by the annex and the main house occupants. Consisting of a 'L' shape lounge, bedroom and wet room.

Lounge - Currently used as the master bedroom the lounge area is a 'L' shape lounge with two radiators, carpet to the floor, recess lighting and a upvc door leading into the rear garden and into the garage. For the warmer months there is a hot / cold air heat and cooling unit wall mounted.

Bedroom - 3.88m x 2.70m

Currently used for storage there is a radiator, carpet to the floor and a side facing upvc window.

Wet Room - 2.70m x 2.33m

The wet room is a generous size and designed for mobility of all levels with a non slip floor covering, part tiled walls, vanity sink, wc and an electric shower and radiator.

### Stairs & Landing

Open plan stairs with carpet, window and access to the loft which is part boarded and insulated.

### Bedroom One

A rear facing double bedroom over looking the large garden with carpet, radiator and electrics with a built in storage cupboard.

### Bedroom Two

A front facing double bedroom with carpet, radiator, two built in cupboards either side of the chimney breast to which one houses the gas central heating boiler and heating controls.

### Bedroom Three

A rear facing smaller double room currently used as an additional lounge with laminate flooring, radiator, coving and built in storage cupboard.

### Shower Room

The shower room is a rear facing room with part tiled walls, corner shower cubicle with a gravity fed shower, wc and hand basin and laminate flooring and radiator.

### Outside

To the front of the property there is a wrought iron gated block paved driveway for approximately two vehicles, leading to the garage which has an electric door, power and lighting.

To the rear there is a large enclosed garden mainly laid to lawn with shrubs and a wooden shed and patio area outside the conservatory.

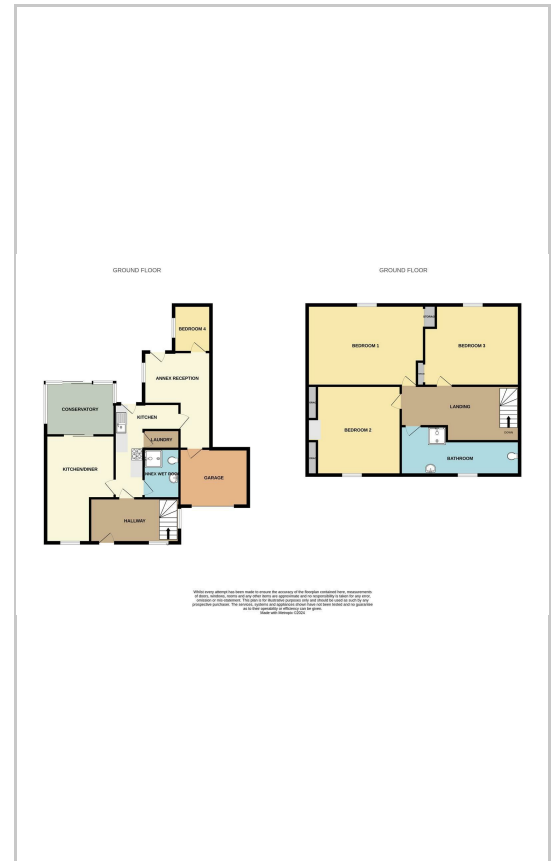
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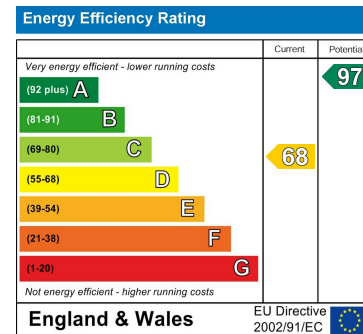
## Area Map



## Floor Plans



## Energy Efficiency Graph



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