

# Fletcher & Company

32 Mill Lane, Hilton, DE65 5GP

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Offers In Excess Of £280,000

Freehold

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- Charming Terraced Cottage
- Extended Accommodation
- Private Rear Garden
- Two Separate Driveways
- Hall & Fitted Guest Cloakroom
- Cosy Lounge with Log Burner
- Open Extended Living Kitchen
- Three Bedrooms & Well-Appointed Bathroom
- Internal Viewing Essential
- No Chain Involved







## Summary

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Charming, spacious and extended three bedroom, mid terrace cottage, tucked away in Hilton old village on Mill Lane. This particular property requires a full internal inspection to fully appreciate the space on offer, excellent parking facilities, generous garden and position within the village.

Comprising entrance hall, fitted guest cloakroom, lounge to front with log burner, fabulous open plan living kitchen to rear with breakfast/dining area and lounge area. The first floor leads to two double bedrooms, single bedroom and well-appointed bathroom.

To the front of the property is an attractive five bar gate leading to a fore garden and first of two driveways. To the rear of the property is a fabulous generous garden with patio area, summerhouse ideal for use as a laundry/utility room, sizable lawn with pathway leading to a large storage shed and rear pedestrian access to the second driveway providing further off-road parking.

# F&C

## The Location

The property's location in Hilton old village provides easy access to a range of amenities including primary school, playing field, supermarket, selection of shops, pubs and delightful walks in the surrounding open countryside. There is easy access to both the A50 and the A38.

## Accommodation

### Entrance Hall

4'10" x 2'10" (1.48 x 0.88)

Panelled, double glazed and leaded entrance door provides access to hallway with central heating radiator and staircase to first floor.

### Stylish Lounge

13'5" x 13'3" (4.09 x 4.06)

With chimney breast incorporating feature fireplace with brick surround and hearth, timber display mantle with cast iron log burner. Central heating radiator, decorative coving, double glazed window to front and panelled and glazed door to extended open plan living kitchen.





## Fabulous, Extended Open Plan Living Kitchen

23'3" x 14'9" (7.11 x 4.51)

Comprising lounge/dining area with three central heating radiators, feature pitch roof incorporating two sealed unit double glazed Velux windows, double glazed window to side, double glazed windows to rear as well as French doors to garden.



## Kitchen Area

Featuring wood effect preparation surfaces with matching upstands, breakfast bar, inset ceramic sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall-mounted cupboards with fitted under lighting, appliance space suitable for gas Range hob with tiled surround and extractor hood over, appliance space suitable for fridge/freezer, integrated dishwasher and washing machine, recessed ceiling spotlighting and panelled door to fitted guest cloakroom.



## Fitted Guest Cloakroom

4'1" x 2'10" (1.25 x 0.87)

With low flush WC.

## First Floor Accommodation

### **Landing**

5'9" x 5'8" (1.77 x 1.73)

With feature wooden balustrade and access to loft space.

### **Bedroom One**

13'8" x 10'7" (4.17 x 3.23)

With central heating radiator, feature cast iron fire with surround and double glazed window to front.



### **Bedroom Two**

10'11" x 9'8" (3.34 x 2.96)

With central heating radiator, useful storage cupboard and double glazed window to rear.





### **Bedroom Three**

6'5" x 5'9" (1.96 x 1.77)

With central heating radiator, useful storage cupboard and double glazed window to front.



### **Well-Appointed Bathroom**

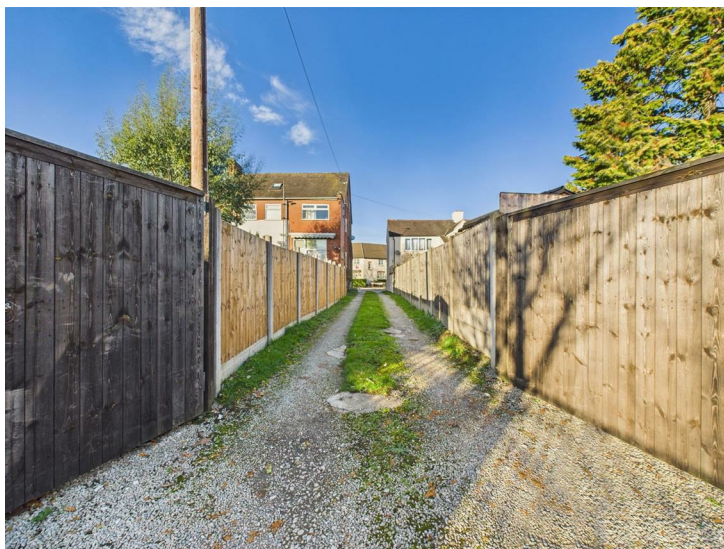
7'9" x 6'9" (2.38 x 2.06)

Mainly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, panelled bath with shower over, chrome towel rail/radiator and double glazed window to rear.



## Outside

The property occupies a fabulous location tucked away off Mill Lane and it is set up from the road behind a five-bar gate leading to gravelled driveway and lawned fore garden. To the rear of the property, accessed off the main street running through the village, there is a shared access which culminates in a second driveway providing further off-road parking for the property.



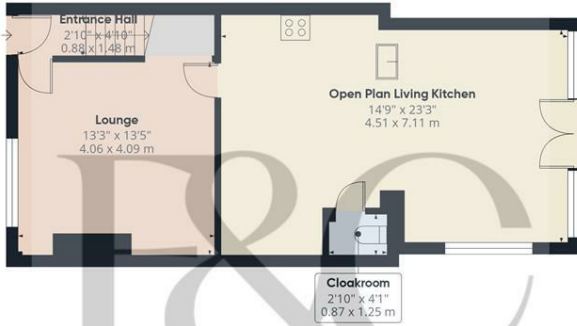


### Sizeable Garden

To the rear of the property is a sizeable garden with patio area immediately off the living kitchen, useful summerhouse currently used as storage room/utility which could be used for home office or gym. Beyond this is a long, lawned garden bounded by timber fencing leading to a large storage shed at the foot of the plot.



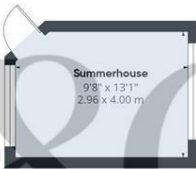
Council Tax Band B



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>

1080 ft<sup>2</sup>  
100.4 m<sup>2</sup>

(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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32 Mill Lane  
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Council Tax Band: B  
Tenure: Freehold

