



Trentholm, North Street,  
Sturton-Le-Steeple, DN22 9HP



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# £220,000

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Trentholm is a two/three-bedroom semi-detached bungalow located within the rural village of Sturton-le-Steeple. The bungalow occupies excellent-sized grounds measuring almost 1/4 acre, with lawned gardens to both front and rear aspects, as well as ample off-road parking facilitated by a driveway and detached garage. The bungalow features a sitting room, kitchen, two double bedrooms and a shower room, as well as a lounge/third bedroom to the front.





### RECEPTION HALL 0.89m x 6.00m (2'11" x 19'8")

Double glazed obscure side entrance door, panel radiator, wall-mounted thermostat for the central heating, doors leading to all reception rooms, bedrooms and shower room.

### SITTING ROOM 3.55m x 3.56m (11'7" x 11'8")

Double glazed window to front aspect, double panel radiator, television point.

### KITCHEN 3.59m x 3.63m (11'10" x 11'11")

Fitted with range of base, wall and tall units consisting of cupboards and drawers underneath timber effect work surfaces. There is space and supply for an electric cooker, space and plumbing for a washing machine and space and supply for an under-counter fridge. There is a single bowl sink and drainer, tile effect flooring, 'Worcester' oil-fired central heating boiler, double panel radiator, BT point, double glazed window to rear aspect, matching obscure glazed door to right aspect.

### BEDROOM ONE 3.53m x 3.94m (11'7" x 12'11")

Double glazed window to front aspect, panel radiator, range of fitted wardrobe units with hanging rails within.

### BEDROOM TWO 2.21m x 4.08m (7'4" x 13'5")

Double glazed window to aspect, panel radiator.

### LOUNGE/BEDROOM THREE 3.53m x 3.56m (11'7" x 11'8")

Double glazed window to front aspect, double panel radiator, television point.

### SHOWER ROOM 1.63m x 3.55m (5'4" x 11'7")

Low-level dual flush WC wash hand basin with toiletry storage below, walk-in shower enclosure with mains fed shower within, double glazed obscure window to rear aspect, tiled walls to half height, panel radiator, tile effect flooring, cupboard housing hot water storage tank.

### GARDENS & GROUNDS

The property features a concrete driveway leading along the right aspect of the property to the detached garage, providing ample parking. The garden to the front is laid to lawn with well-stocked borders and brick boundary walls to the front and right aspects. To the rear, there is a substantial lawn with a variety of plants, shrubs and fruit trees. There is an area immediately to the rear of the property with the oil storage tank is situated.





## GARAGE

Steel up and over door to front aspect.

## TENURE

Freehold

## COUNCIL TAX

Band B

## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



## Ground Floor



