

**FOR SALE**



**Little Habton, Emerson Valley**  
**Offers In Region Of £285,000**

  
**MARTIN&CO**



## Little Habton, Emerson Valley

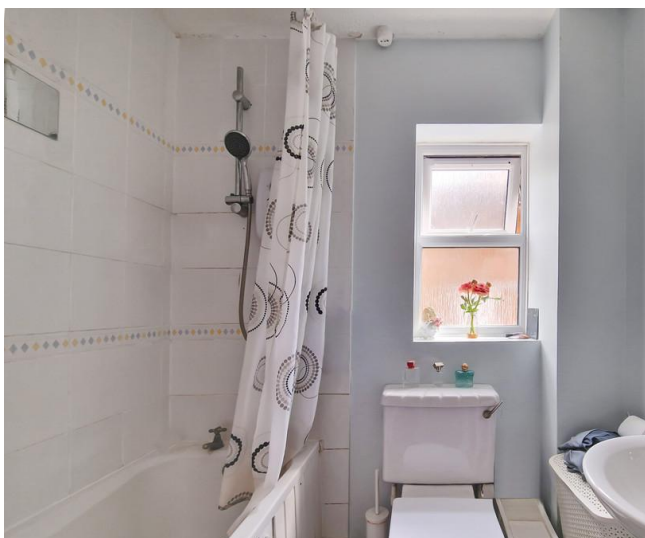
2 Bedrooms, 1 Bathroom

Offers In Region Of £285,000

- Private rear garden
- Sunny patio
- Garage and driveway
- Cul-de-sac location
- Double bedrooms

Neat home with a private rear garden, garage, and off-road parking in Emerson Valley. Benefits from a spacious lounge, separate kitchen diner, and low-maintenance outdoor space with patio and lawn – ideal for entertaining or relaxing.

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**ENTRANCE HALL** Welcoming entrance with stairs to the first floor, neutral décor, fitted carpet, radiator, and doors to reception.

**LIVING ROOM** 14' 0" x 9' 4" (4.29m x 2.85m) Bright and cosy lounge with front-facing UPVC window, neutral décor, fitted carpet, and radiator. Perfect for relaxing or entertaining. Leads through to the kitchen diner.

**KITCHEN** 9' 1" x 12' 6" (2.79m x 3.82m) Practical kitchen with vinyl flooring, ample base and wall units, integrated electric oven, gas hob with extractor, and stainless steel sink with mixer tap. Space for fridge freezer and washing machine. Houses the wall-

mounted gas boiler. Rear aspect UPVC window and glazed door open to the garden.

**BEDROOM** 9' 6" x 12' 9" (2.90m x 3.89m) Spacious double bedroom overlooking the rear garden, featuring UPVC window and radiator.

**BEDROOM/STUDY** 8' 5" x 9' 3" (2.58m x 2.83m) Double bedroom with built-in wardrobe housing the hot water cylinder, shelf, and hanging rail. Front-facing UPVC window and radiator.

**BATHROOM** 6' 3" x 6' 3" (1.93m x 1.91m) Fitted with a white three-piece suite: basin, WC, and bath with electric shower overhead. Vinyl flooring, tiled walls around the bath, wall-mounted cabinet, and obscure glazed UPVC window to the side.

**FRONT GARDEN** Neat lawn bordered by hedges, pathway to front door, and storm porch shelter.

**BACK GARDEN** Private outdoor space with patio area,

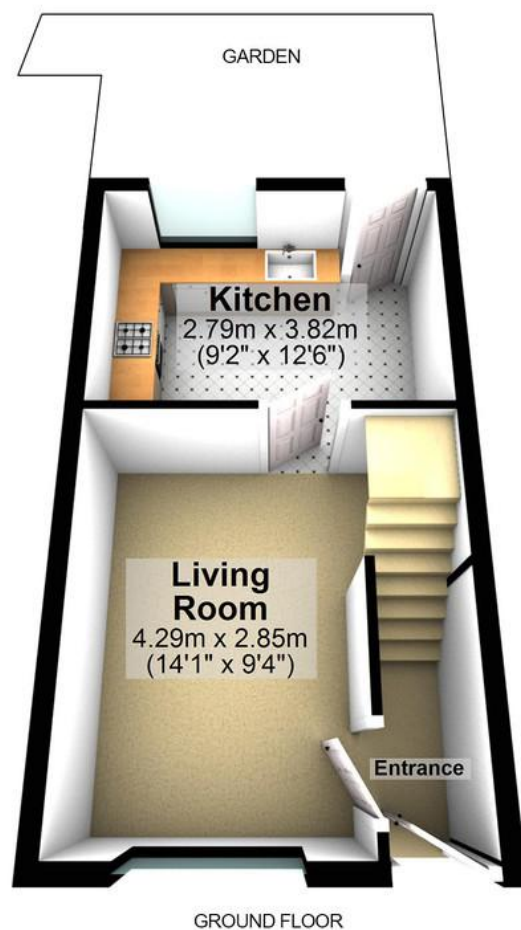
raised flowerbed, lawn area, outside tap, and gated side access. Steps lead to the garage's side pedestrian door.

**GARAGE** Single garage with side door from garden and driveway parking for 2-3 cars alongside.

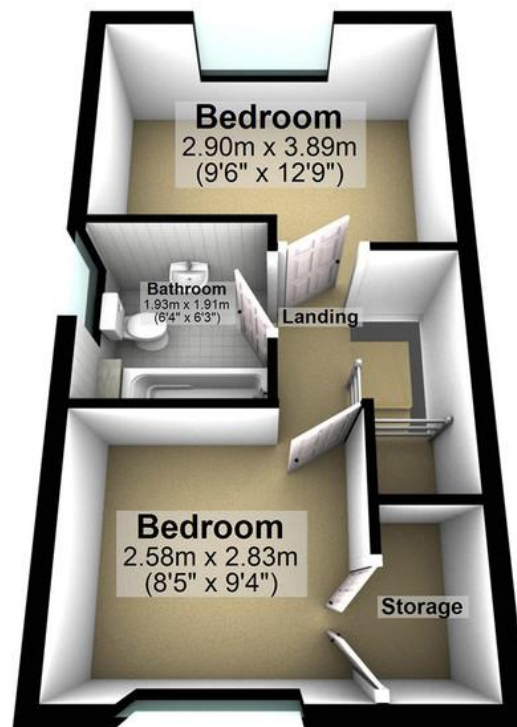


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR



FIRST FLOOR



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