



Chartwell Gainsborough Road, Glentham, LN8 2EG
Offers over £373,995

PROPERTY
PERSPECTIVE

The Property Perspective

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We are delighted to offer for sale this impressive double fronted detached house located on the edge of the popular village of Glentham with access to its amenities yet with fields and open aspect to the rear.

The property benefits from oil fired central heating and timber double glazing. There is an impressive dining kitchen with appliances plus a 4 piece modern bathroom. Items of note include the feature walk in bay windows to both front reception rooms, wood burning stove to lounge, feature fire place to dining room plus French doors to the sun room along with dressing room to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with window coverings and flooring included as fitted.

To the ground floor is an entrance hall, lounge, dining room, sun room and dining kitchen. There are 4 double bedrooms, the master with dressing room plus a 4 piece bathroom off the first floor landing.

The property sits within a 0.85 acre plot with gardens having lawns, stoned area and decking plus external tap leading on to the paddock area.

There is a home office (3.38m x 2.32m) having a dual aspect with power and light plus French doors. There is a further barn/stable (4.52m x 3.81m) with power and light plus loft above and a garage (4.35m x 2.81m) with power and light.

Tenure - Freehold
Council Tax - Band D

The property comprises

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 14'2"(max) x 12'11"(max) (4.34m(max) x 3.96m(max))

Having a walk in bay window, wood burning stove, laminate flooring and curtains.

Dining Room 14'3"(max) x 13'0"(max) (4.35m(max) x 3.98m(max))

With walk in bay window, feature fire place, carpets and curtains.

Sun Room 9'10" x 9'10" (3.00m x 3.01m)

A light dual aspect room with laminate flooring and blinds. French doors leading to the rear garden.

Dining Kitchen 23'10" x 9'9" (7.28m x 2.99m)

Having a comprehensive range of modern wall and base units with complimenting granite worktops, upstands and splash back plus breakfast bar. With range cooker, hood, dishwasher, washing machine and fridge freezer.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'0" x 12'0" (3.97m x 3.68m)

With laminate flooring and curtains.

Dressing Room 8'9"(max) x 7'7"(max) (2.67m(max) x 2.32m(max))

With fitted hanging plus carpets and blinds.

Bedroom 2 12'11" x 12'0" (3.95m x 3.68m)

With laminate flooring, curtains and blinds.

Bedroom 3 13'0" x 9'10" (3.98m x 3.02m)

With laminate flooring and curtains.

Bedroom 4 9'11" x 9'10" (3.04m x 3.02m)

With carpets and curtains.

Bathroom 10'8" x 6'7" (3.27m x 2.01m)

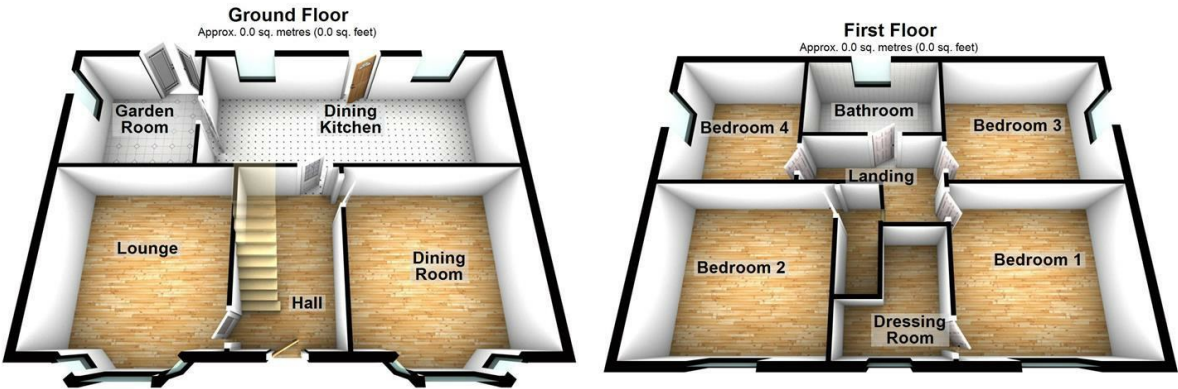
Having a modern white 4 piece suite with bath and shower plus vanity basin, laminate flooring and blind.

EXTERNAL

The property sits within a 0.85 acre plot with gardens having lawns, stoned area and decking plus external tap leading on to the paddock area.

There is a home office (3.38m x 2.32m) having a dual aspect with power and light plus French doors. There is a further barn/stable (4.52m x 3.81m) with power and light plus loft above and a garage (4.35m x 2.81m) with power and light.

* The plot size of 0.85 acres was supplied by Homesearch. You should make your own enquiries to ascertain the exact area.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.