



Springfield Road, Wilbarston LE16 8QR

- Three bedrooms
- EXTENSIVE PARKING AND A DETACHED TRIPLE GARAGE
- Very well presented and much improved
- Cul-De-Sac position
- Viewing recommended
- NO CHAIN

PRICE
£330,000
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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***IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Offered with NO CHAIN AND WITH EXTENSIVE PARKING AND A DETACHED TRIPLE GARAGE

Viewing is recommended within this very well presented, modern style Three bedroom detached home with gas central heating and double glazed. Entrance hall, cloakroom, Lounge/dining room and Kitchen. Landing to three bedrooms and bathroom. The property also occupies a pleasant Cul-De-Sac Position within this ever sought after Village.

Approx floor area 97sq.m (1,044 sq.ft)

RECEPTION HALL

Via opaque double glazed panelled door with side screen, stairs to first floor with storage cupboard under, further double glazed window to side, double panelled radiator and panelled doors to Cloakroom/Wc, Lounge/Dining Room and Kitchen/Breakfast room

CLOAKROOM/WC

comprising toilet and wash hand basin with tiled surrounds

LOUNGE/DINING ROOM

22'6" x 13'1" max (6.86m x 3.99m max)

Having double glazed bay window to rear, double panelled radiator, feature fire surround with marble hearth and inset, further single panelled radiator, tilt and turn double glazed patio doors to rear giving outlook and access to rear garden

KITCHEN/BREAKFAST ROOM

9'10" x 8'2" min (3m x 2.5m min)

Offering a range of high and base level cupboard units with drawer space and work tops with tiled surrounds, corner shelving, appliance space to include plumbing for automatic washing machine, sink and half drainer and wall mounted boiler, double panelled radiator, double glazed windows to rear and side and further picture window to front

LANDING

Having doors to Three Bedrooms and bathroom, shelved cupboard and further over stairs cupboard

BEDROOM ONE

13'7" into bay x 9'10" (4.15m into bay x 3m)

Having double glazed bay window to rear, single panelled radiator and built in wardrobe providing clothes hanging and shelving space

BEDROOM TWO

10'4" x 10'10" (3.16m x 3.31m)

Having double glazed window to rear and single panelled radiator plus cupboard/wardrobe

BEDROOM THREE

7'0" x 7'5" (2.14m x 2.28m)

Having double glazed window to front with roof top views towards countryside and single panelled radiator

BATHROOM

Comprising toilet, wash hand basin and bath all with tiled surrounds, opaque double glazed window to rear

OUTSIDE FRONT

A particular feature to the property is the extensive parking and large Garage/workshop with two access to the front onto block paved parking for several vehicles with the additional tarmac drive leading to the side of the house and substantial Garage

GARAGE/WORKSHOP

36'1" x 7'8" to 12'0" (11.00m x 2.34m to 3.66m)

Brick construction with pitch room, double glazed windows to side and rear, power and lighting connected, door to/from rear garden and up and over door giving vehicle access

OUTSIDE REAR

The garden is mostly grassed with beautiful mature apple trees and is boarded by timber fencing and stone wall



call to view 01536 418100

