

# HUNTERS<sup>®</sup>

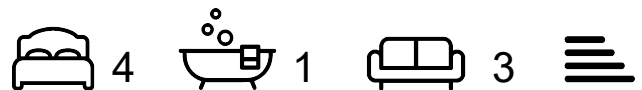
HERE TO GET *you* THERE



## Ermine Street

Appleby, DN15 0AD

Offers In The Region Of £270,000



Council Tax: C





# 14 Ermine Street

Appleby, DN15 0AD

Offers In The Region Of £270,000



## Front

Beautiful, unique front to the home, with a stone driveway, offering ample off road parking.

## Garden

Good sized garden to the rear of the home, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with mature hedging, and houses the summer house.

## Summer House

Wooden summer house to the rear garden, which is currently being used as a bar area. This room could be used as a games room or home office, depending on requirements.

## Lounge

12'5" x 13'7" (3.79m x 4.16m)

Generous lounge to the front of the property, with attractive feature beams and a log burning stove - ideal for the winter months. The lounge has a stone fire place with stone detail to the walls.

## Kitchen

12'11" x 6'8" (3.94m x 2.04m)

Modern, fitted kitchen, benefiting from ample units for storage. The kitchen benefits from a skylight, offering ample light into the area, and a large range cooker.

## Dining Room / Bedroom

11'6" x 8'5" (3.51m x 2.59m)

Neutrally decorated room to the front of the home, which is currently being used as a dining room, but could be used as a further ground floor bedroom if required.

## Sitting Room

10'0" x 18'8" (3.05m x 5.71m)

Large reception room toward the rear of the property, offering a neutrally decorated space, with double doors accessing the garden. There are also skylights allowing ample light into the room.

## Bedroom 3

10'1" x 9'10" (3.09m x 3m)

Ground floor double bedroom to the rear of the property, offering a bright and spacious area, with double doors leading to the garden.

## Bathroom

11'5" m x 4'6" (3.50 m x 1.39m)

Modern, fully tiled bathroom, with neutral white suite - with large walk in shower and free standing bath.

## Bedroom 1

13'1" x 13'7" (3.99m x 4.16m)

Neutrally decorated, generously sized bedroom to the first floor, with ample fitted storage.

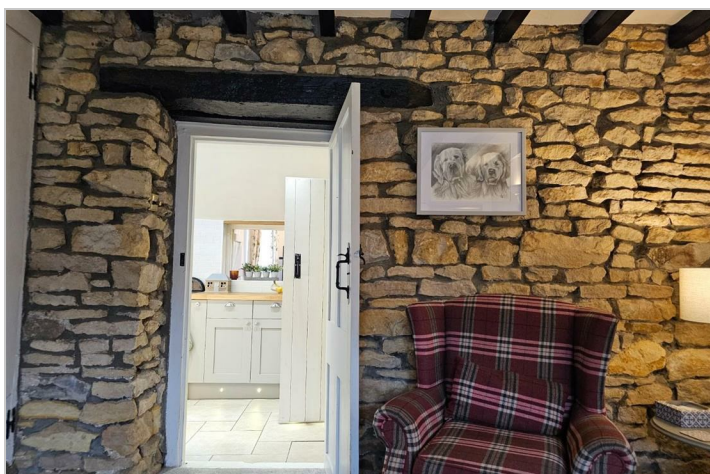
## Bedroom 2

8'3" x 13'6" (2.52m x 4.13m)

Double bedroom to the first floor of the home.

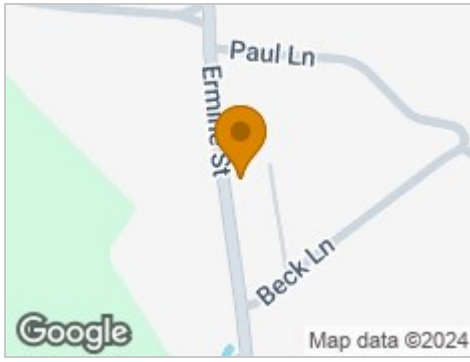
This beautiful, individually built stone cottage, which is modern and deceptively spacious internally, briefly comprising; a generous front lounge, modern, fitted kitchen, dining room / bedroom, large sitting room, double bedroom and modern, fully tiled bathroom. There is a staircase leading to the first floor - offering two further double bedrooms and fitted storage. To the front of the home there is a stone driveway, offering ample off road parking. To the rear of the property there is a beautiful garden, which is predominantly laid to lawn with mature hedging, benefiting from a wooden summer house - currently being used as a bar. In addition to this the home benefits from a gas cylinder heating system.

This unique character cottage, which is Grade II listed - with original features such as beamed ceilings and stone wall detail, is located in the village of Appleby. This quaint village offers picturesque walks from the doorstep - with amenities in the nearby Broughton, Brigg and Scunthorpe. Viewing advised!

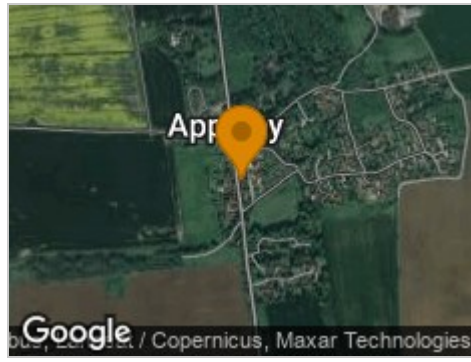




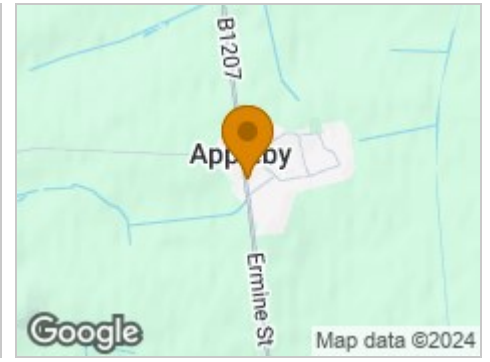
## Road Map



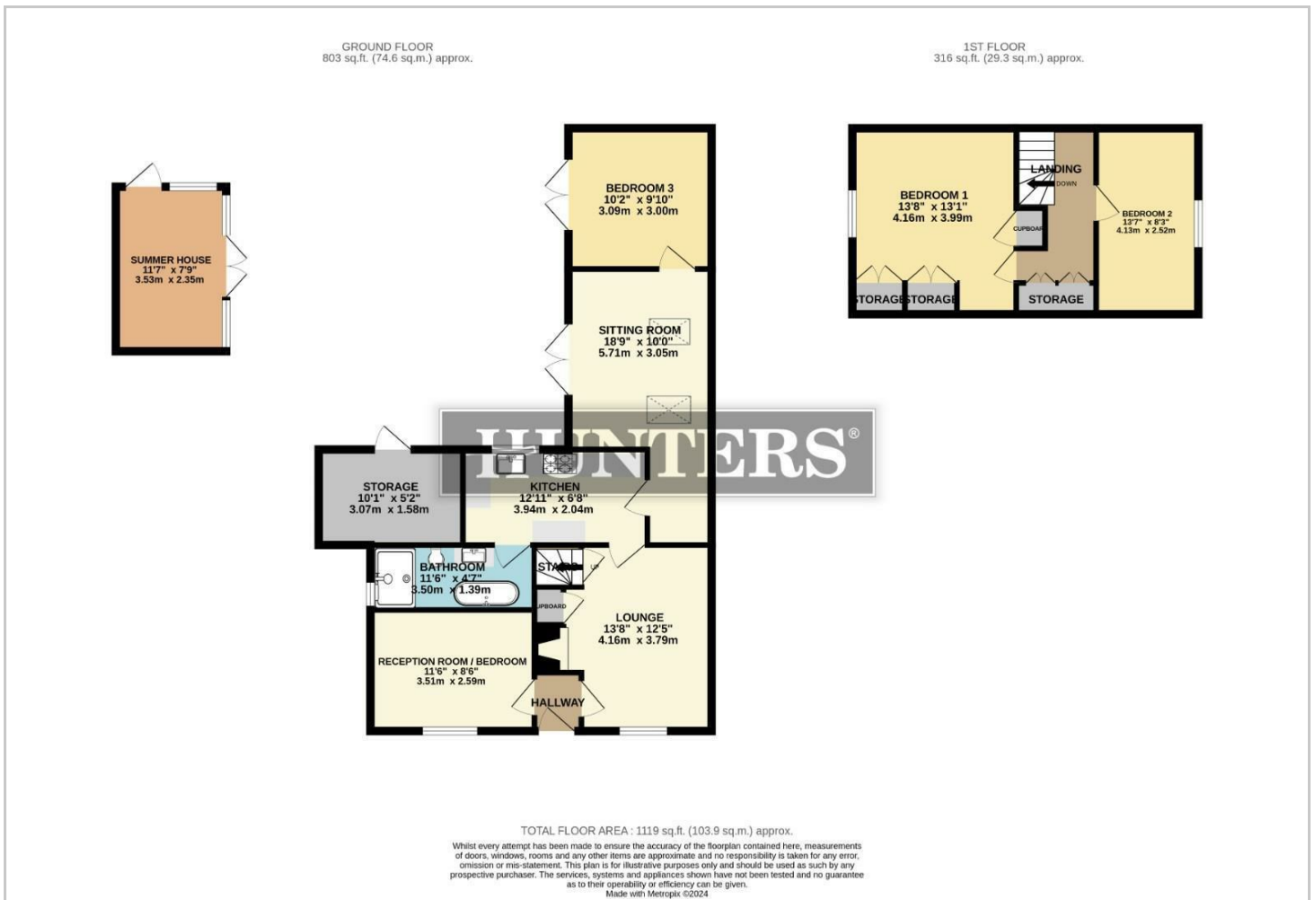
## Hybrid Map



## Terrain Map



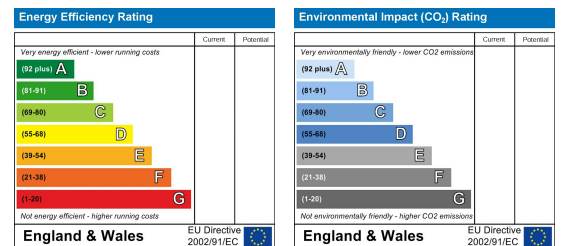
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.