



Lathkill Grove
Tibshelf Alferton



Property Description

Hall and Benson are delighted to offer for sale this three bedroom semi detached home located in the popular village of Tibshelf.

The accommodation briefly comprises-Breakfast Kitchen, through lounge diner and hall to the ground floor. The first floor has three bedrooms and a family bathroom.

The front of the home has off road parking and mature borders. The rear garden has timber shed, lawned garden area and paved patio.

Viewing Essential to fully appreciate the accommodation on offer.

Hall

Accessed via UPVC door with UPVC window, carpet flooring and ceiling light.

Lounge

20' x 12' 2" (6.10m x 3.71m)

Having laminate flooring, a radiator, two ceiling lights, multi-fuel stove with tile hearth, wooden beams to the ceiling and UPVC windows to the front and rear elevation.

Kitchen

Irregular Shaped Room 19' 11" x 12' 7" (6.07m x 3.84m)

Fitted with wall and base units with work surfaces over, a radiator, tiled flooring, two ceiling lights, sink with mixer tap over, UPVC door to the side elevation, UPVC window to the rear elevation and wooden beams to the ceiling.

Landing

Having carpet flooring, ceiling light, UPVC window and loft hatch.

Bedroom One

13' 2" x 8' 9" (4.01m x 2.67m)

Having laminate flooring, a radiator, ceiling light, TV point and UPVC window to the rear elevation.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

Having laminate flooring, a radiator, ceiling light, UPVC window to the front elevation and TV point.

Bedroom Three

11' x 8' 10" (3.35m x 2.69m)

Having laminate flooring, a radiator, ceiling light, UPVC window to the front elevation and TV point.

Bathroom

Having a corner bath with shower over, low level W.C, wash hand basin, laminate flooring, a radiator, ceiling light, tiled walls and two UPVC windows.

Outside

To the front of the property is a driveway providing off road parking and borders with

plants and shrubs.

To the rear the garden has a patio area, a laid section, three sheds, borders for plants and shrubs and fully enclosed by fencing.









EPC Rating: D

Tenure: Freehold

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