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95 Red Lion Lane, Little Sutton, CH66 1HQ

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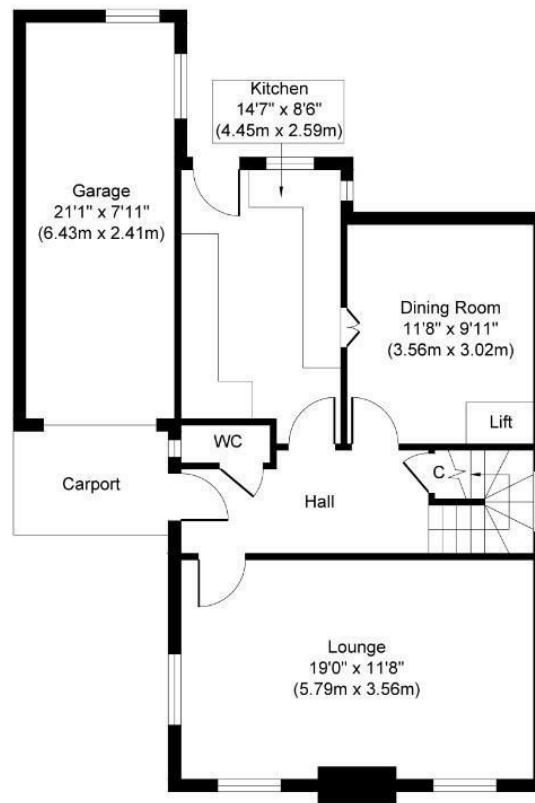
## Asking Price £330,000

Ladies and gentlemen, we are pleased to bring to the market this executive-style, spacious family home, that enjoys a good-sized and private corner plot. We highlight that, while the property is in good condition, there are elements that require upgrading and general modernisation and therefore the property has been realistically priced to reflect this. There is considerable scope for extension, subject to the necessary permission being obtained. This property is being offered with no ongoing chain.

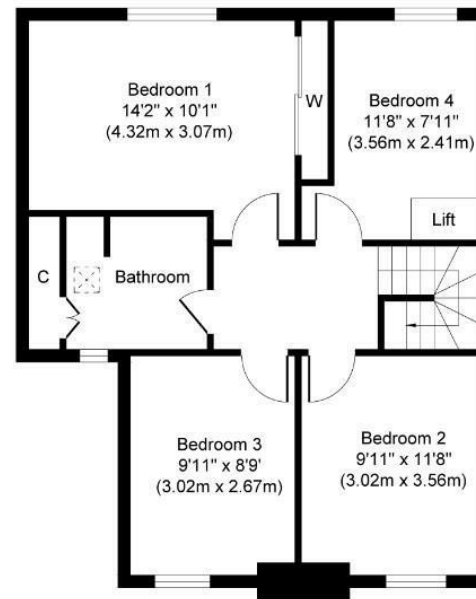
This true family home has had a lift installed some years ago that would accommodate an elderly person or disabled relative. However, the vendor will have the lift removed at their expense, if not required.

Red Lion Lane is a respected road within Little Sutton and offers a varied selection of property designs. The location means that Little Sutton is readily accessible offering a selection of shops and other services. The road and rail networks plus a regular bus service provide easy commuter links to surrounding centres of commerce and beyond.

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**Ground Floor**  
**Approximate Floor Area**  
**749 sq. ft**  
**(69.58 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**648 sq. ft**  
**(60.20 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Entrance hall

Stairs to first floor, under stairs cupboard, central heating radiator.

Cloakroom

Coloured suite with low level WC, wash hand basin, central heating radiator, tiled walls and floor, window to side elevation.

Lounge

19'0" x 11'8"  
Central fireplace creating a focal point for this room, three double glazed windows to front and side elevations ensure this room is flooded with natural light. Two central heating radiators.

Dining Room

11'8" x 9'11"  
Currently this is where the lift operates from but can be removed if preferred. Double glazed window to rear elevation, central heating radiator, serving hatch into kitchen.

Kitchen

14'7" x 8'6"  
Fitted with a good range of wall and base units which are in good condition, but the new owners might wish to upgrade this area in due course. There is a built-in double oven, gas hob with extractor above, plumbing for automatic washing machine and additional appliance recesses including one for a fridge freezer. Two double glazed windows to side and rear elevations and a part glazed door opening onto the rear garden.

First Floor

Staircase leads via half landing with double glazed window to the generously sized first floor landing with access to loft.

Bedroom One

14'2" excluding depth of wardrobes x 10'1"  
Fitted with both mirror fronted wardrobes and traditional wardrobes opposite, central heating radiator, double glazed window. Storage space in eaves.

Bedroom Two

11'8" x 9'11"  
Double glazed window, central heating radiator.

Bedroom Three

9'11" x 8'9"  
Laminate flooring, fitted wardrobe, central heating radiator, double glazed window.

Bedroom Four

11'8" x 7'11"  
Currently the lift utilises part of this room, however it remains a functional bedroom. Central heating radiator, double glazed window.

Bathroom

Fitted with a three-piece coloured suite to include bath, low level WC and inset wash hand basin. Additionally there is an adapted walk-in level shower cubicle, suitable for those with limited mobility. Double glazed window to front elevation and velux style roof light, tiled walls. Airing cupboard.

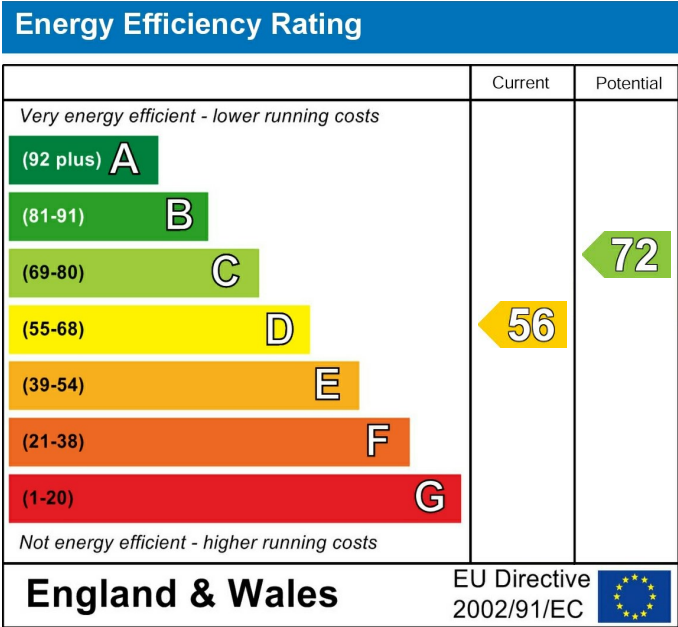
Outside

The outside of the property is a real strong point. With its generous plot, there is scope for additional development of this home - subject to the required permission being obtained.

The front is bound by mature hedges with access to the coloured tarmac driveway. The driveway separates the front lawn which in turn creates two generous lawned areas with well-stocked borders.

To the rear, the garden area has been designed to create a brick finish second driveway (accessed via side timber gates) and patio. The second driveway would be ideal for those with a boat, caravan or motorhome. To the side is a feature rockery with a slate surround. The remainder of the garden has been converted to a vegetable garden but could be converted back to a lawned area

An extended garage (21'1" x 7'11") with power and light offers the possibility of creating a utility area.



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. 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.



















