

# Howgate, Idle,

£250,000

\* \* STONE COTTAGE \* \* THREE BEDROOMS \* \* TWO BATH/SHOWER ROOMS \* \* PARKING \* \*

\* \* WELL PRESENTED THROUGHOUT \* \* OPEN PLAN LIVING DINING-KITCHEN \* \*

\* \* PART GRADE II LISTED \* \* CLOSE TO IDLE VILLAGE \* \* GARDENS & PARKING \* \*

A unique opportunity to purchase this delightful stone cottage which has been updated and modernised in recent years.

Benefits from gas central heating and mostly upvc double-glazing.

The "ready to move into" accommodation briefly comprises entrance hall, large open plan living dining-kitchen with integrated appliances and separate sitting room. Three first floor bedrooms (master having an en-suite), plus house shower room.

To the outside there are enclosed landscaped gardens.







#### **Entrance Porch**

Radiator.

## **Open Plan Living Dining - Kitchen**

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, double oven, breakfast bar, plumbing for auto washer and solid fuel burner.

## **Sitting Room**

Radiator.

## **First Floor Landing**

#### **Shower Room**

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and heated towel rail.

#### **Bedroom One**

Modern fitted wardrobes and radiator.

#### **En Suite**

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

#### **Bedroom Two**

Radiator.

### **Bedroom Three**

Radiator.

#### **Exterior**

Enclosed landscaped garden and parking.

#### **Council Tax Band**

В

#### **Tenure**

FREEHOLD.

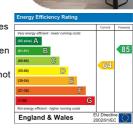


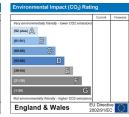












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