



97 New Lane, Hilcote DE55 5HT

Offers Around £150,000

An enormous property with enormous potential!! Triple fronted terraced house with integral garage. Substantial plot of approximately 0.21 acres. Popular location with rural views to front and rear.

- TWO RECEPTION ROOMS
- MODERN KITCHEN
- STABLE BLOCK
- LARGE GARDENS

DESCRIPTION AND SITUATION

Here is an extremely rare opportunity to purchase a triple fronted, mid terraced property with enormous potential.

The size of the property and its layout offer potential to create two separate homes or possible conversion to a House in Multiple Occupation or, alternatively, is ideal for the larger family. The property was originally a house and beer off. The shop has subsequently been converted to a large garage with inspection pit. There is a hayloft above the coach arch which has potential to further extend the accommodation.

The property stands on a substantially larger than average plot of approximately 0.2 acres. The rear gardens include a wealth of established shrubs, honeysuckle etc and there is a stable block comprising three loose boxes which have potential to convert into garages or workshops if required. There is a shared access over the rear gardens in the favour of an adjoining owner as defined by timber posts.

The property is found within a very popular location in a semi rural setting and enjoys attractive views to both front and rear. The property enjoys excellent access into the neighbouring townships of Sutton in Ashfield and Alferton. It is in relatively close proximity to the McArthur Glen Retail Park and access to junction 28 of the M1 motorway can normally be made in less than 5 minutes.

An internal inspection is absolutely imperative to fully appreciate the size and potential of this unusual property.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

UPVC door giving access to:

ENTRANCE HALL

With staircase leading to the first floor accommodation.

FRONT LIVING ROOM 12'1" x 12'9" (3.7 x 3.9)

Open fire with tiled surround. Double glazed window and central heating radiator.



DINING ROOM 15'10" x 11'7" (4.83 x 3.55)

With a living flame gas fire set within a decorative surround, understairs storage cupboard, double glazed window and central heating radiator.



KITCHEN 11'8" x 8'0" (3.56 x 2.46)

Equipped with modern fittings including a stainless steel single drainer sink unit, four ring electric hob plus split level oven. Plumbing for washer. Space for fridge. Double glazed window and central heating radiator.

**FIRST FLOOR:****LANDING****BEDROOM 12'2" x 12'7" (3.72 x 3.84)**

Double glazed window enjoying attractive rural views. Central heating radiator.

**BEDROOM 15'6" x 14'5" (4.73 x 4.4)**

A really spacious bedroom with double glazed windows enjoying rural views plus central heating radiator.

BEDROOM 13'9" x 15'7" (4.2 x 4.75)

Again a spacious room with double glazed window.



BATHROOM/WC 8'9" x 14'7" (2.68 x 4.47)

Equipped with a bath with electric shower, wash hand basin, WC, cupboard incorporating the gas boiler plus central heating radiator.

Agents Note - given the size of the bathroom, this could be divided to create a further bedroom if required.

**OUTSIDE : FRONT ASPECT AND INTEGRAL GARAGE**

To the front of the property there is a forecourt. A coach arch gives access to the rear of the property where there is an attached brick built WC and coal house. There is an integral garage/workshop (former shop) 8.89 x 4.73 with roller shutter door, three metre working height plus inspection pit. There is a hayloft above the coach arch which could be converted to further accommodation.



OUTSIDE: REAR ASPECT

The rear gardens comprise lawns, flower beds, shrubs, rose trees and honeysuckle. There is a basic stable block comprising three loose boxes.



REAR GARDEN



STABLE BLOCK



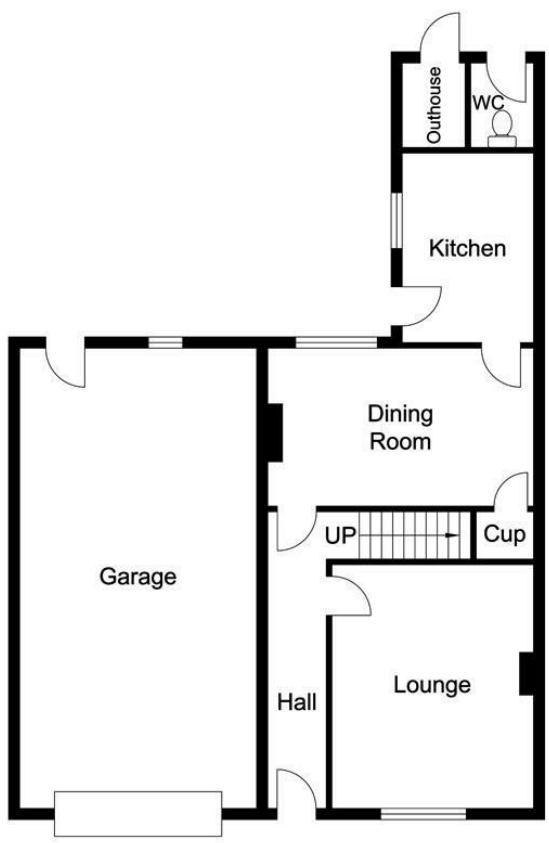
TENURE

Freehold. Vacant possession upon completion.

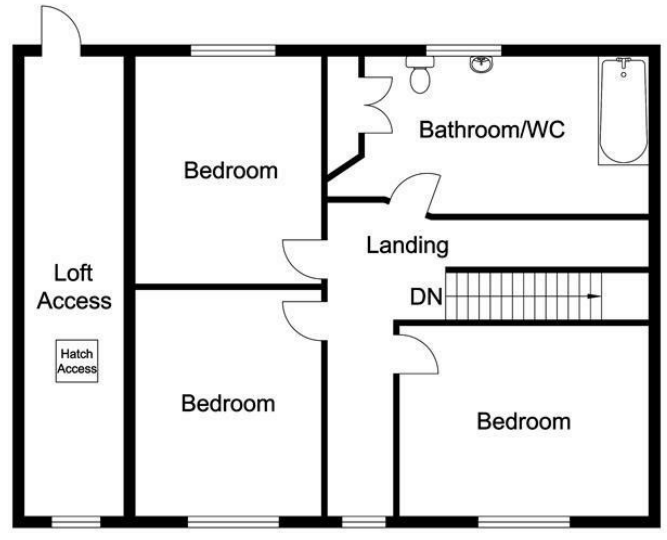
VIEWING

Arranged with pleasure by the sole selling agent.

New Lane, Hilcote



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	