





## Property Description

The property is sold with the benefit of gas fired central heating, sealed unit double glazing and in brief comprises of a fitted dining kitchen, sitting room, first floor landing, two bedrooms and a bathroom. Outside, to the front of the property is a garden, to the side is a driveway which provides ample off-street car parking and to the rear is an attractive lawned garden.

### Dining Kitchen

14' 1" x 8' 9" ( 4.29m x 2.67m )

The entrance features a panelled, opaque, double-glazed UPVC door, leading into the kitchen area. It includes roll-edge preparation surfaces with an inset stainless steel sink and drainer, complemented by tiled splashbacks. Below are panelled base drawers and cupboards, with matching wall-mounted units above for additional storage.

There is designated space for a gas cooker, along with two further appliance areas—one plumbed for a washing machine and the other with power suitable for a large fridge/freezer. A wall-mounted, gas-fired Glow Worm boiler provides domestic hot water and central heating.

### Lounge

11' 8" x 11' 3" ( 3.56m x 3.43m )

Having a feature fire surround with raised hearth incorporating electric fire. Central heating radiator. Staircase off to first floor. TV/Satellite point. Sealed unit double glazed window in UPVC frame to front with rooftop views to Riber Castle.

## To The First Floor

### Landing

Sealed unit double glazed window in UPVC frame to rear. Three doors providing access to bedroom one, bedroom two and bathroom respectively.

### Bedroom One

11' 9" x 10' 8" ( 3.58m x 3.25m )

Central heating radiator. Built-in airing cupboard housing the hot water cylinder with immersion heater and shelf. Sealed unit double glazed window in UPVC frame to front with views towards Riber Castle.

### Bedroom Two

8' 10" x 7' 3" ( 2.69m x 2.21m )

Central heating radiator. Trap-door access to roof space. Sealed unit double glazed window in UPVC frame to front with rooftop views to Riber Castle.

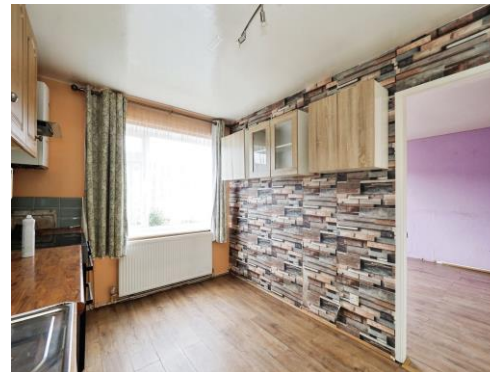
### Bathroom

Wash hand basin, low level w.c., and panelled bath with tiled surrounds, glass shower screen and electric shower over. Central heating radiator. Sealed unit double glazed opaque window in UPVC frame to side.

### Outside

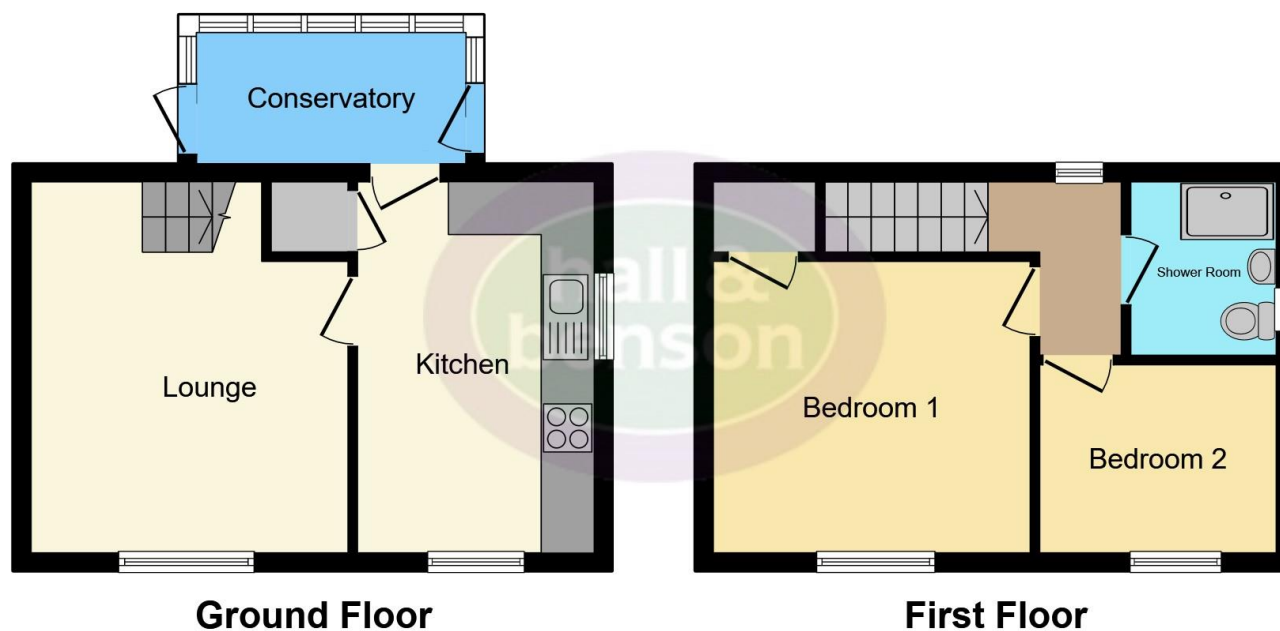
To the front of the property is a lawned garden and to the side is a driveway which provides off street car parking for two vehicles.

To the rear of the property there is a paved patio area which gives way to a lawned garden and a timber garden shed. The garden is mostly enclosed by a range of close-slat timber fencing.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: B

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Tenure: Freehold



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