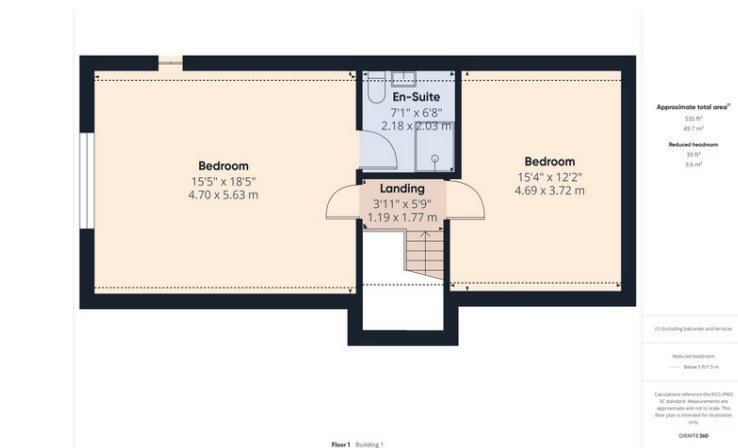


Buyer Information:

- 1. Anti-Money Laundering (AML) Regulations:** We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
- 2. General:** These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
- 3. Measurements:** All measurements are approximate and provided for guidance only.
- 4. Services:** Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
- 5. These details are given in good faith but do not form part of any offer or contract.** Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.



Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Mount Pleasant, Lime Lane, Oakwood, DE21 4RF | Asking Price £565,000

An impressive contemporary family home having been beautifully modernised to a high-specification with deceptively spacious, yet versatile four-bedroom accommodation and quality open-plan living. Set back from Lime Lane, this stunning home sits along a country lane and features an open-plan living/dining/kitchen space, separate living/sitting room and a fitted bathroom with a four piece suite. There's also ample parking with a double garage.

- Impressive Contemporary Family Home
- Beautifully Modernised To A High Specification
- Sought-After Location Along A Country Lane
- EPC Rating C, Standard Construction
- Council Tax Band E, Freehold



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Full Description:

An impressive contemporary family home having been beautifully modernised to a high-specification with deceptively spacious, yet versatile four-bedroom accommodation and quality open-plan living. Situated within a sought-after location and set back from Lime Lane, this stunning and spacious home sits along a country lane and features an open-plan living/dining/kitchen space, separate living/sitting room and a fitted family bathroom with a four piece suite. There's also ample off road parking with a detached double garage. An early viewing is essential!

Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprise comprises:- reception hallway, open plan living/dining area through to a contemporary fitted kitchen with integrated appliances, utility room, two double bedrooms and family bathroom with a four piece suite.

To the first floor the landing provides access to two double bedrooms and en-suite shower room.

Outside, as previously mentioned the property is set back from Lime Lane has the benefit of ample off road parking, detached double garage and gardens area to the front elevation and paved patio area to the side elevation.

Room Measurements & Details:

Entrance Hallway: (4'10" x 22'2") 1.47 x 6.76

Bay-Fronted Living Room: (11'1" x 11'8") 3.38 x 3.56

Dining Room: (18'4" x 11'8") 5.59 x 3.56

Breakfast Kitchen: (17'4" x 9'11") 5.28 x 3.02

Utility Room: (3'7" x 11'6") 1.09 x 3.51

Bay-Fronted Three/Reception Room: (11'2" x 11'9") 3.40 x 3.58

Four Piece Bathroom: (9'3" x 11'0") 2.82 x 3.35

First Floor Landing: (3'11" x 5'9") 1.19 x 1.75

Bedroom One: (15'5" x 18'5") 4.70 x 5.61

En-Suite Shower Room: (7'1" x 6'8") 2.16 x 2.03

Bedroom Two: (15'4" x 12'2") 4.67 x 3.71

Double Garage: (17'6" x 24'3") 5.33 x 7.39

Outside:

The property is set back from Lime Lane and with gated access providing access to the property, ample off road parking for a number of vehicles and a DETACHED DOUBLE GARAGE with electric up and over doors, light and power.

There is lawned area to the front elevation and paved seating areas to the side elevation.

Mount Pleasant, Lime Lane, Oakwood, DE21 4RF | Asking Price £565,000
Freehold

A Moving Experience...