

Mark
Webster
estate agents



Mill View Gardens
Austrey
£469,950

*** EASILY CONVERTED TO A 4 BED - IMMACULATELY PRESENTED THROUGHOUT - SMALL MODERN DEVELOPMENT ***. For sale with MARK WEBSTER estate agents is this spacious detached family home situated in the sought after village of Austrey. Briefly comprising: Lounge, kitchen/diner, family room, three bedrooms, bathroom & ensuite, rear garden, garage and driveway.

ENTRANCE HALL

Having underfloor heating throughout the ground floor, a tiled floor, stairs leading off to the first floor landing and doors to...

GUEST WC

3' 5" x 5' 1" (1.04m x 1.55m)

Tiled floor, useful vanity storage with wash basin and a low level WC.

LOUNGE

14' 8" x 10' 7" (4.47m x 3.23m)

Double glazed window to front aspect, laminated wooden effect flooring and a feature fireplace with log burner.

KITCHEN/DINER

11' 2" x 23' 10" (3.4m x 7.26m)

Double glazed window to rear aspect, tiled floor, door to a useful under stairs storage cupboard, a range of tall, base and eye level kitchen units, quartz work surfaces, induction hob with extractor over, space for an eye level electric double oven, 'Belfast' style ceramic sink, integrated fridge/freezer & dishwasher, open plan to the garden room and a door to...

UTILITY ROOM

5' 1" x 5' 1" (1.55m x 1.55m)

Eye level units, quartz work surface, two appliance spaces and a door giving access to the side passageway.

CONSERVATORY/FAMILY ROOM

11' 5" x 11' 1" (3.48m x 3.38m)

Having double glazed windows, electric underfloor heating, laminated wooden effect flooring, skylight window and French doors giving access to the rear garden.

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, two single panelled radiators, access to roof space, door to an airing cupboard and further doors to...

BEDROOM ONE

23' 10" x 11' 8" maximum (7.26m x 3.56m)

(9' 1" minimum length) Two double glazed windows to front aspect, two single panelled radiators, a range of fitted bedroom furniture and a door to...



ENSUITE

3' 10" x 7' 10" (1.17m x 2.39m)

Opaque double glazed window to side aspect, tiled floor, heated towel rail, wall mounted wash basin, low level WC and a shower enclosure with mixer style shower over.

BEDROOM TWO

11' 3" x 11' 6" (3.43m x 3.51m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE

8' 9" x 11' 10" (2.67m x 3.61m)

Double glazed window to rear aspect and a single panelled radiator.

BATHROOM

5' 4" x 8' 7" (1.63m x 2.62m)

Opaque double glazed window to side aspect, tiled floor, heated towel rail, wall mounted wash basin, low level WC, tiled shower enclosure with mixer style shower and a panelled bath with mixer style tap.

INTEGRAL GARAGE

16' 5" x 9' 7" (5m x 2.92m)

Having an up and over door, power, light, wall mounted central heating boiler and a door to the entrance hall.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICE CHARGE: We have been informed by the current owners there is a half yearly service charge of £201.66.

COUNCIL TAX: We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).

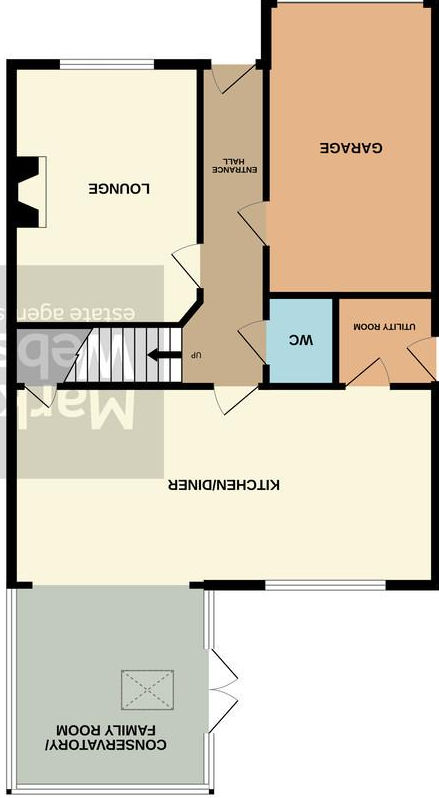
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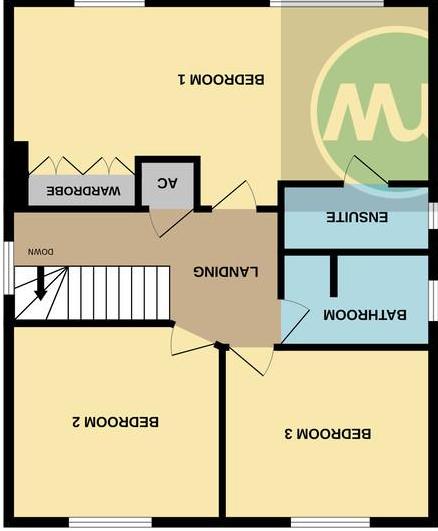
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Sat: 9:00am – 4:00pm

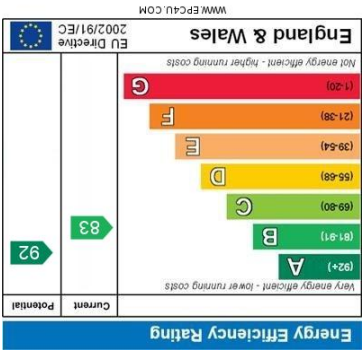


GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.

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