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East Row, South Somercotes



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property it must be

  
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£235,000

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This spacious semi-detached house, located in a charming rural village, offers three bedrooms, two spacious reception rooms, a fitted kitchen, utility room, ground floor WC, a large garden with and private parking, all within a peaceful setting that balances countryside living with convenient access to local amenities, making it an ideal choice for first-time buyers or families seeking a tranquil lifestyle.

#### Key Features

- Charming Rural Village Location
- Three Bedroom Semi Detached Home
- Open Plan Kitchen Diner
- Lounge
- Utility Room & WC
- First Floor Bathroom
- Ample Off Road Parking
- Spacious Gardens
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





We are proud to present a spacious semi-detached house for sale, situated in the heart of a charming, quiet rural village. This property, in its neutrally decorated condition, offers a fresh canvas for its new owners to make their mark and create a home that perfectly reflects their personal style.

The property comprises two spacious reception rooms. The first, a spacious lounge, is the perfect area for families to unwind and relax after a long day. Filled with natural light, it creates an inviting atmosphere for both family gatherings and quiet evenings in. The second reception room, a dedicated dining area / snug which is open through to the fitted kitchen complete with shaker style wall and base units and an electric cooker with stainless steel extractor over. Its open-plan layout flowing into the dining room makes it a sociable space, ideal for casual dining and entertaining.

In addition to the kitchen is a spacious utility room fitted with plumbing for washing machine and dryer along with providing extra storage and workspace, enhancing the functionality of the kitchen. There is also an extremely handy walk-in cupboard which could be converted into a pantry, space for free standing fridge freezer or simply a cloak area to kick off the shoes and coats on those not so pleasant days. As well as a ground floor WC with wash hand basin for added convenience.

The property features three bedrooms to the first floor: two double rooms and a single. The master bedroom is a comfortable double room, offering plenty of space for a king-size bed and additional furniture along with an open wardrobe space over the stairs. The second bedroom, also a double, is equally spacious and can comfortably accommodate a double bed again with a built-in cupboard. The third, a single room with storage cupboard, could serve as a child's bedroom, guest room, or even a home office, depending on your needs.

The three-piece suite bathroom is fitted with a heated towel rail, panelled bath with shower over, close coupled WC and wash hand basin with storage below, offering all the essentials for a modern and comfortable living experience.

One of the property's standout features is its large gardens, which includes a substantial BBQ / Hot tub area sheltered by a metal framed pergola with a large, paved patio space and a large shed/workshop. The lawned gardens provide ample space for a combination of outdoor dining, entertaining, or simply enjoying the tranquil surroundings. The property also benefits from ample private parking in the form of a driveway to the front of the property, providing added convenience for the homeowners and visitors.

The property is located within a quiet village, offering a peaceful lifestyle whilst being just a short drive from local amenities in neighbouring villages. There are ample walking routes nearby, perfect for those who enjoy the great outdoors, and the property's location offers easy access to both the countryside and the town.

This house has recently undergone remedial works, ensuring that it's in good condition and ready for its new owners to move in. With its council tax band A status, this property offers an affordable and attractive option for first-time buyers or families looking to settle down in a peaceful location.

In summary, the combination of its location, unique features, and the comfort it offers make this property an exceptional choice for those looking to purchase their first home or for families seeking a peaceful village life. This is not just a house for sale; it's a lifestyle waiting to be embraced. Don't miss out on this opportunity to make this house your home.

## Room Measurements

### Ground Floor

Lounge: 10'05" x 17'00"

Dining Room: 10'05" x 12'05"

Kitchen: 14'00" x 5'10"

Utility Room: 6'03" x 7'10"

WC: 2'10" x 5'06"

Cloak Cupboard: 3'03" x 6'00"

### First Floor

Bedroom One: 10'06" x 12'09"

Bedroom Two: 12'09" x 10'06"

Bedroom Three: 7'05" x 9'03"

Bathroom: 5'10" x 7'01"

Garden Shed / Workshop: 19'00" x 8'02"

## Disclaimer

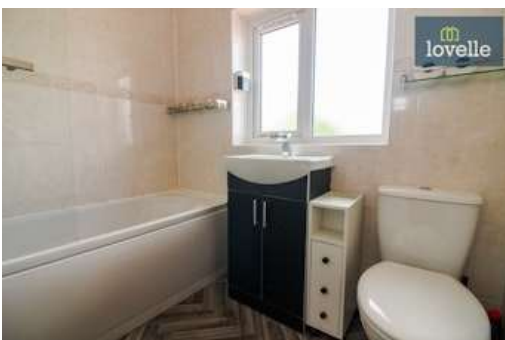
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband Checker

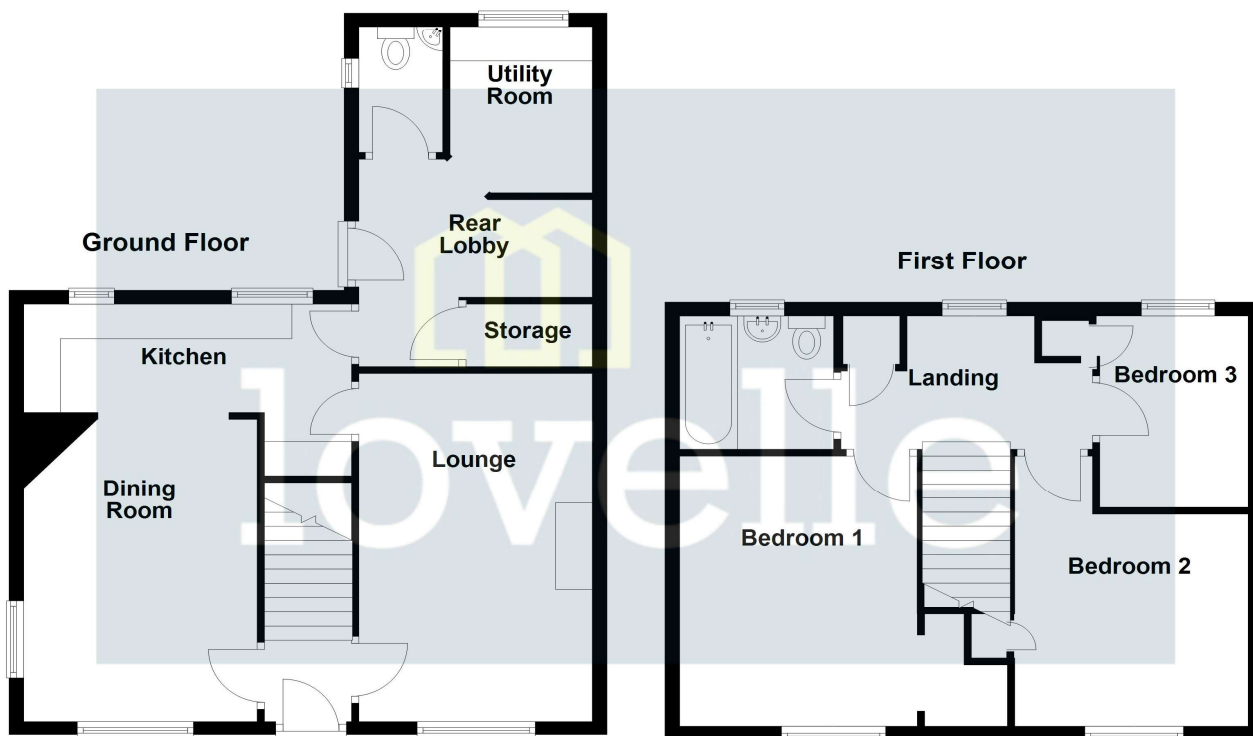
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Agents Notes

Please note the property is on Oil Fired central heating and is fully uPVC double glazed throughout.







Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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