









Lovett&Co. Estate Agents are delighted to offer TO LET this superbly presented and spacious three bedroom semi-detached property.

The property is to be let unfurnished with a long term let preferred.

The property offers plenty of living space along with three good sized bedrooms, along with a generous rear garden and parking for three cars to the front.

Internally, the property briefly comprises: entrance hallway, open-plan lounge-diner, kitchen and separate utility, WC, garage, landing, modern bathroom and three bedrooms - two doubles and a good sized single.

Other benefits include: UPVC double glazing and gas central heating throughout.

#### **RECEPTION HALL:**

Carpeted flooring, ceiling light point, radiator, stairs to the first floor, doors to the lounge-diner and kitchen.

#### **OPEN PLAN LOUNGE-DINER:**

11' 3" x 25' 0" (3.43m x 7.63m)

Feature fireplace with electric fire, carpeted flooring, light points, radiators, bay window to the front and window to the rear.

#### KITCHEN:

7' 9" x 11' 8" (2.35m x 3.55m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker, light point, radiator, pantry store













cupboard, window to the rear and door to the utility.

## **UTILITY:**

6' 7" x 12' 10" (2.00m x 3.90m)

Further range of units with work tops, cabinets, sink and drainer with mono tap, space for all white goods, doors to the garage, WC and garden.

### WC:

Suite comprising: low level WC, light point, window to the rear.

### **GARAGE:**

7' 5" x 16' 11" (2.27m x 5.15m)

Split opening front door, light and electric points, door to the utility.

# **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms and bathroom.

#### **BEDROOM ONE:**

11' 3" x 12' 2" (3.42m x 3.70m)

Carpeted flooring, radiator, ceiling light point and window to front.

## **BEDROOM TWO:**

10' 2" x 12' 4" (3.10m x 3.77m)

Built in cupboard, carpeted flooring, ceiling light point, radiator ad window to rear.

# **BEDROOM THREE:**

7' 9" x 8' 5" (2.35m x 2.56m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

# **FAMILY BATHROOM:**

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/c.





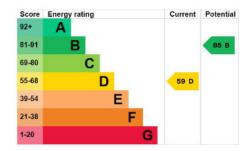


## **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

# **DISCLAIMER:**

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