



Mowson Lane, Worrall, S35

Asking Price £375,000

- LOVELY THREE BEDROOM DETACHED FAMILY HOME
- OPEN FIREPLACE TO THE DINING ROOM
- SOUGHT AFTER VILLAGE LOCATION
- GREAT RENOVATION POTENTIAL - SET IN A SUBSTANTIAL PLOT
- INTEGRAL DOUBLE TANDEM GARAGE AND AMPLE OFF ROAD DRIVE PARKING
- CLOSE TO MULTIPLE COUNTRYSIDE WALKS
- GARDEN SITTING ROOM EXTENSION
- EXCEPTIONALLY LARGE ESTABLISHED REAR GARDEN
- FREEHOLD - COUNCIL TAX BAND D

Mowson Lane, Worrall, S35

****GREAT POTENTIAL - WITH SUBSTANTIAL GARDENS**** This large detached property is located in the popular Worrall area, close to countryside walks and village amenities. Already having a rear garden room extension and with ample space to the side of the property to extend if required. This great sized family home offers endless renovation possibilities. The generous rear garden is a haven for wildlife with an abundance of fruit trees and plants, and a good sized pond. The property briefly comprises of; Entrance hallway; Lounge through to the dining room, with an open fire; Garden room snug; Kitchen; Stairs to first floor; Three good sized bedrooms; Family wetroom; Double tandem garage; Spacious front drive; Exceptionally large rear garden;



Council Tax Band: D



ENTRANCE HALLWAY

A part obscure leaded glazed entrance door opens to the hallway with; Picture rails; Arched decorative alcove; Laminate flooring; Central heating radiator; Ceiling light; Stairs to first floor; Door to under stairs storage area; Obscure glazed Georgian style door to the kitchen; Door to the lounge dining room;

LOUNGE

Currently utilised as an office and having; Leaded uPVC double glazed bay window to the front elevation; Coving; Wooden flooring; Central heating radiator; A small step and an open arch to the dining room;

DINING ROOM

A cosy living space with; Feature fireplace with open wood or coal burning fire; Wooden parquet flooring; Ceiling light point set into rose; Coving; Central heating radiator; Double doors opening to the garden room;

GARDEN ROOM

This lovely tranquil sitting room has full height windows which take full advantage of the far reaching rear garden views. With; Part glazed roof, casting good light to the space; Wooden flooring; Recessed ceiling spotlights; Central heating radiator; Door opening to the garden;

KITCHEN

Comprising of; A range of cream wall, base and drawer units; Black roll top work surfaces; Tiled splash backs; Under unit lighting; Integrated double oven, four ring gas hob and extractor hood above; One and a half sink and drainer with mixer tap; Recessed ceiling spotlights; Central heating radiator; Tiled flooring; uPVC double glazed window to the rear elevation; Half obscure glazed door leading into the integral garage with utility area;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Having; Front facing leaded uPVC double glazed bay window; Ceiling light; Carpet flooring;

BEDROOM TWO

A further double bedroom with; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Consisting of; uPVC double glazed window to the front elevation; Central heating radiator; Carpet flooring; Ceiling light point;

FAMILY WET ROOM

With access from the landing via double opaque, saloon style glass doors, the wet room comprises of; Tiled walls and floor; Two obscure double glazed windows to the rear and side elevations; Floating wash basin and wc; Ceiling mounted rain head shower, with side body jets; Glass door side panel; Vertical heated towel rail; Recessed ceiling spotlights; Vertical heated towel rail; Loft hatch access;

LANDING AND STAIRS

Having; A spindle staircase and balustrade; Carpet flooring; Ceiling light; Obscure uPVC double glazed window to the side elevation; Solid doors to the three bedrooms; Glazed door to the wet room;

GARAGE

A two car tandem garage with; Electric roller door; Power and lighting; Utility area housing, various household appliances; Window to the rear elevation; One door to the kitchen and one to the rear garden;

FRONT GARDEN

With; A drive and side shingle bed allowing parking for four cars; Low wall and hedge borders; Raised planting area to the corner section;

REAR GARDEN

This amazing established rear garden backs on to woods and seems to go on forever. From the house levels of various seating areas, a large pond, flower beds and an artificial lawn lead down to the bottom level, which then winds through fruit trees and mature planting.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

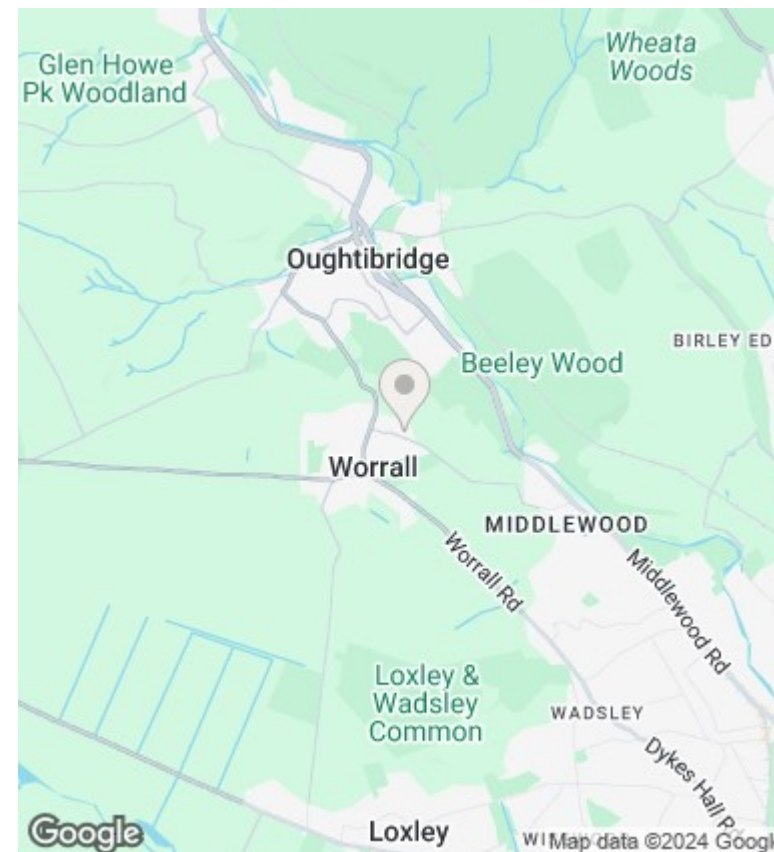
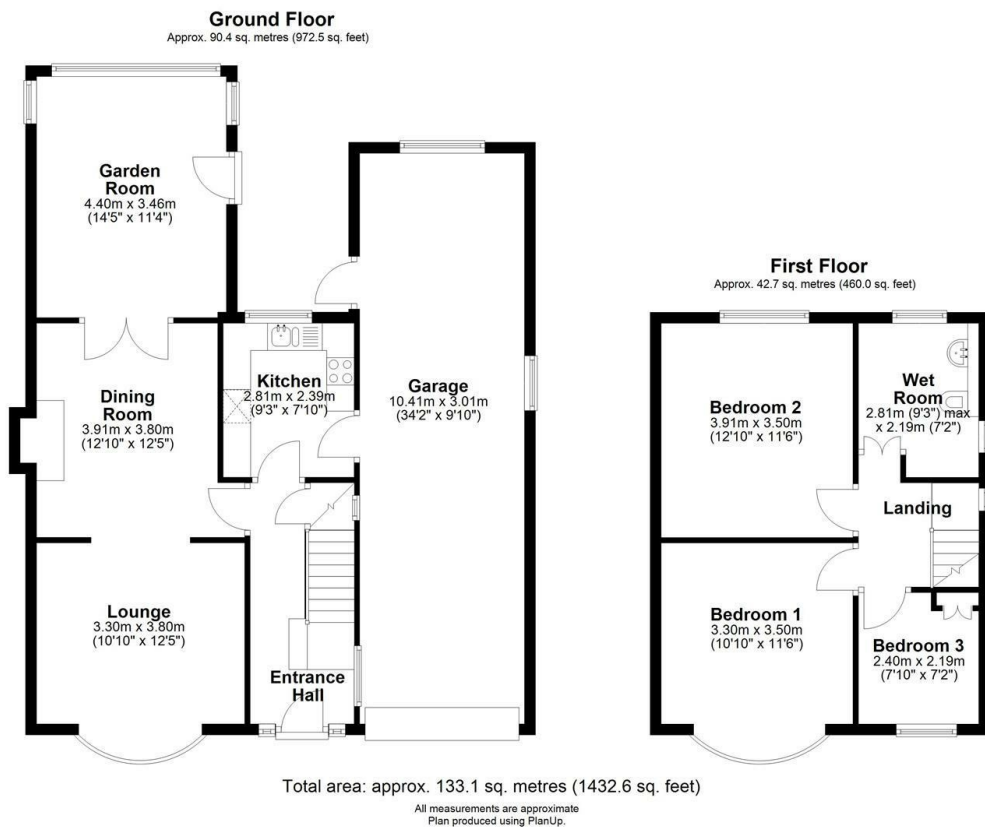
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	