

**A FABULOUS LOCATION IN THE HEART OF FISHLAKE WITH VIEWS OF THE CHURCH AND POSITIONED ON A SUBSTANTIAL GARDEN PLOT INCLUDING FURTHER BARN AT THE REAR. This delightful home is both spacious and offers plenty of potential. A sought after family location that will impress all purchasers and the property briefly comprises of entrance into the lounge, separate dining room, kitchen, inner hallway, utility/store room, stairs to the first floor landing, three double bedrooms, bathroom, front garden, driveway providing off street parking for 3/4 cars, large rear garden with mature trees and the BARN IS INCLUDED. AVAILABLE NOW FOR SALE WITH NO CHAIN.**



#### **ENTRANCE**

Into the lounge via the front facing double glazed frosted door.

#### **LOUNGE**

14' 6" x 14' 0" (4.44m x 4.27m) Great size reception room with front facing double glazed window, radiator, door to the hallway and further door to the dining room.



### DINING ROOM

13' 2" x 13' 11" (4.03m x 4.26m) Second lovely spacious reception room with versatile use, front facing double glazed bow window, side facing double glazed window, radiator, laminate flooring, open fireplace with decorative tiled surround and open access to the kitchen.

### KITCHEN

9' 11" x 8' 9" (3.03m x 2.67m) With fabulous views over the rear garden via the rear facing double glazed window, radiator, side facing single glazed frosted door leads to the garden, door to the inner hallway, space for a freestanding electric cooker/hob, fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a fridge, tiled flooring and a storage cupboard.

### UTILITY ROOM/STORE

11' 3" x 8' 2" (3.45m x 2.51m) Useful extra space which offers potential for utility or storage, side facing double glazed frosted window, water supply, drainage for washing machine and power points.

### INNER HALLWAY

6' 6" x 8' 3" (2.00m x 2.52m) Providing access to the stairs leading to the first floor landing, with rear facing double glazed window above the stairs and radiator.

### STAIRS

### FIRST FLOOR LANDING

Providing access to all bedrooms and bathroom.



### BEDROOM

14' 7" x 13' 10" (4.47m x 4.23m) Fabulous double bedroom with front facing double glazed window and radiator.

### BEDROOM

13' 2" x 13' 11" (4.03m x 4.25m) Further spacious bedroom with front facing double glazed window and a radiator.

### BEDROOM

11' 3" x 11' 2" (3.44m x 3.42m) With side facing double glazed window and a radiator.











### BATHROOM

10' 0" x 8' 3" (3.05m x 2.54m) A lovely bathroom offering plenty of space with bath, wash hand basin, WC, shower curtain rail above the bath, electric shower unit, laminate flooring, radiator and rear facing double glazed frosted window.

### FRONT GARDEN & DRIVEWAY

Long driveway provides off street parking for several cars, central lawn, mature trees, bushes, side access to the rear garden and a storage outbuilding to the front of the property.



### REAR GARDEN

Lovely open lawned garden with mixed mature trees, two greenhouses and further side access via a gate.

### OUTBUILDING

14' 10" x 32' 4" (4.54m x 9.88m) Offering excellent potential the barn is currently utilised for storage and benefits from power points and lighting.

### NOTES

#### FREEHOLD PROPERTY

**CENTRAL HEATING SYSTEM: LPG (TANK AND METER IN THE REAR GARDEN)**

**BOILER INSTALLATION DATE: JANUARY 2024**

**LAST SERVICE: AUGUST 2024**

**COUNCIL TAX BAND: D**

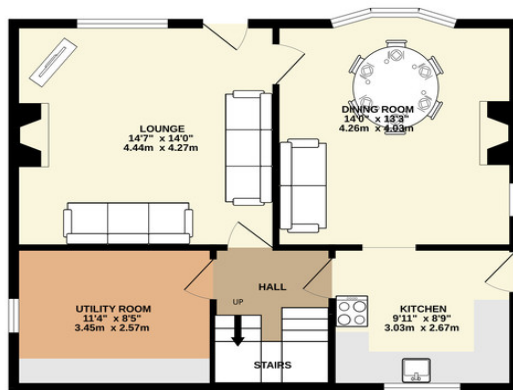
**COUNCIL TAX MONTHLY COST: £168**

**SERVICES: ALL MAINS APART FROM GAS.**

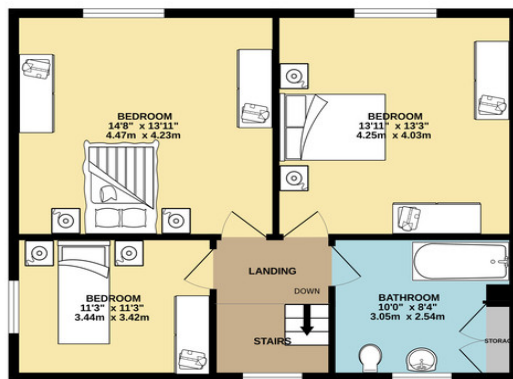




GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 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 for 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	26 F	