
Sinclair
22 Dennis Street, Hugglescote
£295,000

22 Dennis Street

Hugglescote

Offered with NO UPWARD CHAIN, this THREE BEDRROOM DETACHED COTTAGE offering off road parking comes to the market in need of some modernisation within the popular commuter village of Hugglescote. In brief, the property comprises entrance hall with a side store, a study, a dining room and lounge adjacent to a breakfast kitchen, stairs rising to the first floor landing offering three double bedrooms and a three piece bathroom suite. Externally, the property enjoys a private garden to rear with a paved driveway to front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached Cottage
- Traditionally Styled
- Three Double Bedrooms
- Private Rear Garden
- Off Road Parking
- No Upward Chain







GROUND FLOOR

Entrance Hall
Entered through a timber front door and having an opaque block window to front.

Side Store
Having quarry tiled flooring and exposed timber beam.

Study
7' 9" x 12' 7" (2.36m x 3.84m)
Having quarry tiled flooring, access to understairs at storage, exposed timber beams and uPVC double glazed window to rear.

Dining Room
12' 6" x 12' 0" (3.81m x 3.66m)
Having gas fireplace with brick surround, exposed timber beams and timber framed multi pane single glazed window to front.

Lounge
14' 3" x 11' 8" (4.34m x 3.56m)
Having uPVC double glazed French doors accessing the private rear garden with further uPVC double glazed window to side, gas fireplace with tile surround and hearth and having exposed timber beams.

Breakfast Kitchen
12' 1" x 10' 6" (3.68m x 3.20m)
Inclusive of a range of wall and base units with complementary rolled edge work surfaces, a sink and drainer unit, a freestanding gas cooker with extractor fan and quarry tiled flooring, tiled splashbacks, under cabinet lighting, a gas fired essential heating boiler, uPVC double glazed door to side and having uPVC double glazed windows to front and rear.







FIRST FLOOR

Landing
Stairs rising to the first floor landing offers three double bedrooms, and the family bathroom and comprises an airing cupboard housing the hot water cylinder and aluminium framed single glazed window to side elevation.

Bedroom
9' 3" x 12' 2" (2.82m x 3.71m)
Having access to over stairs storage and timber framed multi pane single glazed window to front.

Bedroom
12' 1" x 12' 6" (3.68m x 3.81m)
Enjoying a dual aspect with the uPVC double glazed windows to side and rear elevations.

Bedroom
12' 6" x 12' 7" (3.81m x 3.84m)
Having timber framed multi pane single glazed window to front and having further uPVC double glazed window to rear.

Family Bathroom
8' 3" x 6' 9" (2.51m x 2.06m)
This three piece suite comprises a low level w.c, panelled bath, tilling to splash prone areas, pedestal wash hand basin, vinyl flooring and an opaque uPVC double glazed window to rear.

Rear Garden

Having a paved patio leading to a well maintained lawn offering a range of shrubs, brick built outbuilding with timber framed single glazed window and surrounded by timber close board fence panelling.

Driveway

Having a paved driveway offering off road parking and having a side gate leading to the rear garden.



















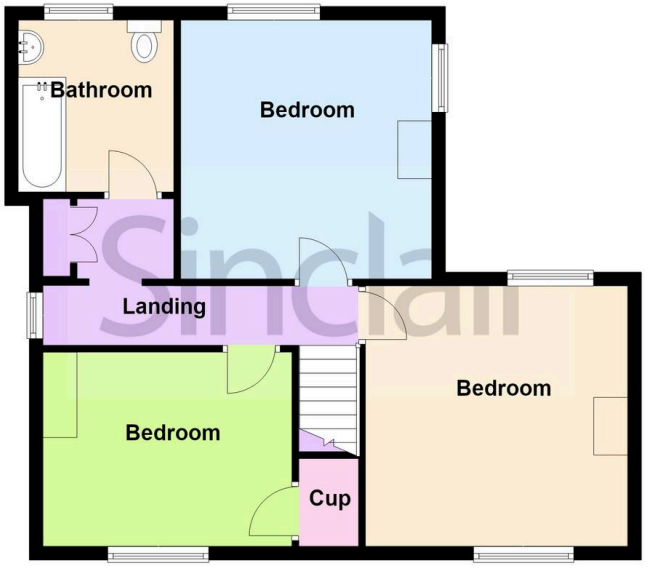

Ground Floor

Approx. 59.9 sq. metres (645.0 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.9 sq. feet)





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