





£425,000

Situated in the village of Wing this beautifully presented three bedroom semi detached property stands on a large plot offering tremendous potential to extend (stpp). Benefits include a home gym/storage space, open plan living accommodation, utility room with downstairs WC, and large driveway providing parking for several vehicles.

Property Description

ENTRANCE

Wooden door to:

ENTRANCE HALL

Double glazed window to side aspect. Stairs rise to first floor, radiator, doors to lounge and kitchen/diner.

LOUNGE

Double glazed window to front aspect. Radiator, opening to kitchen/diner.

KITCHEN/DINER

Double glazed window to side aspect, double glazed french door to rear aspect. Range of wall mounted and floor standing units with granite work surface, built in oven and gas hob with extractor over, one and a half bowl stainless steel single drainer sink unit with mixer tap, built in dishwasher, integrated fridge/freezer, breakfast bar, radiator, space for table.

UTILITY ROOM

Double glazed windows to rear and side aspects. Built in storage cupboard, range of wall mounted and floor standing units with roll edge work surface over, stainless steel one and a half bowl single drainer sink unit with mixer tap, radiator.

CLOAKROOM

Double glazed window to side aspect. Low level w.c. wall mounted wash hand basin with mixer tap.

LANDING

Double glazed window to side aspect. Airing cupboard with storage, doors to bedrooms and bathroom.

BEDROOM ONE

Two double glazed windows to front aspect. Feature fireplace, built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed windows to front and side aspect. Built in wardrobe, radiator.

BATHROOM

Double glazed window to rear aspect. Three piece suite comprising low level w.c., pedestal wash hand basin with mixer tap, panelled bath with shower over, heated towel rail, complementary tiling, extractor

OUTSIDE

PARKING

Block paved providing off road parking for several vehicles.

REAR GARDEN

Mainly laid to lawn with decked area, outbuilding converted to gym/additional recreation room with power and light, additional storage, tap.

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.

MOORHILLS ROAD, WING LU7 0NG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1426 sq.ft. (132.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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