





A GREAT OPPORTUNITY TO PURCHASE A TWO BEDROOM PROPERTY WITHIN KIRK SANDALL, WHICH IS PRICED TO SELL. A sought after village location that offers easy access to the M18, plenty of local amenities and a village rail link. You will definitely not be disappointed by the deceptively spacious accommodation available and an early inspection of this lovely home is recommended. The house in brief comprises of entrance into the lounge with feature log burner, separate breakfast kitchen with breakfast bar, extended to the rear with fabulous conservatory, stairs from the lounge to the first floor landing, two fantastic bedrooms, bathroom with three piece suite, front and rear gardens. AVAILABLE WITH NO UPWARD CHAIN.



ENTRANCE

Into the lounge.

LOUNGE

10' 2" x 17' 7" (3.10m x 5.36m) Fabulous reception room that is lovely and cosy with feature log burner, decorative brick surround, radiator, coving to the ceiling, front facing double glazed window, front facing double glazed frosted door, stairs to the first floor and storage cupboard beneath the stairs.

KITCHEN/BREAKFAST ROOM

6' 3" x 17' 7" (1.93m x 5.37m) Nicely presented kitchen/breakfast area with a range of matching fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, plumbing for a washing machine, plumbing for a dishwasher, integrated fridge/freezer, partially tiled walls, breakfast bar, rear facing double glazed window and single glazed stable door to the conservatory.

CONSERVATORY

10' 2" x 12' 0" (3.10m x 3.66m) Great additional reception space that is currently utilised as a dining space with rear/side facing double glazed windows, radiator, ceiling fan and side facing double glazed French doors to the garden.

STAIRS

Leading from the lounge to the first floor landing.

LANDING

With loft access point and doors to the bedrooms/bathroom.

BEDROOM

7' 3" x 14' 6" (2.21m x 4.43m) Superb double bedroom with two front facing double glazed windows, radiator, boiler in a cupboard, laminate flooring and fitted sliding mirrored wardrobes.



BEDROOM

7' 8" x 6' 4" (2.35m x 1.95m) Overlooking the rear garden via the rear facing double glazed window, radiator and fitted mirrored wardrobes.







BATHROOM

6' 11" x 6' 3" (2.13m x 1.92m) Pleasantly presented bathroom with three piece suite comprising of low flush WC, wash hand basin, bath with glass shower screen, electric shower unit, partially tiled walls, radiator and a rear facing double glazed frosted window.

FRONT GARDEN

Paved path to the side of the property and gate to the front fence enclosed front garden with a mixture of shrubs/bushes and central lawn.



REAR GARDEN

Fence enclosed rear garden with central lawn, paved patio, mature trees, bushes, shrubs and two sheds.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING SYSTEM

BOILER INSTALLATION DATE: MAY 2022

LAST SERVICE: BOOKED FOR APRIL 2026 AT THE TIME OF LISTING

GAS METER LOCATION: SIDE OF PROPERTY

ELECTRIC METER LOCATION: SIDE OF PROPERTY

WATER METER LOCATION: BENEATH KITCHEN SINK



