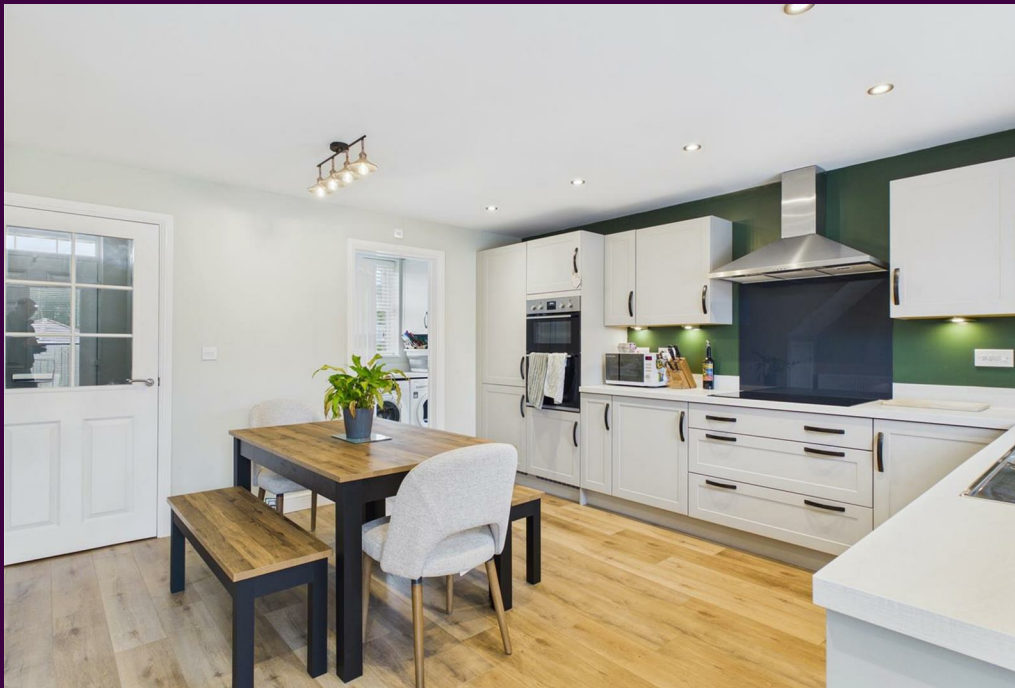


Sinderby Lane, Nunthorpe



£330,000

IH INGLEBY HOMES





This handsome, double-fronted, four bedroom detached residence enjoys an enviable position tucked off the main street, facing a pleasant, open-green outlook, boasting a lengthy block-paved side drive, garage, and generous south/westerly rear garden.

Internally, the spacious accommodation is especially well-appointed is brought to a fantastic standard, still feeling 'brand-new' - internal inspection is certainly advised.

Briefly, the ground floor delivers a welcoming entrance hall, cloakroom/WC, an impressive full-depth living room with 'French' doors to the rear garden, a feature repeated in the separate spacious kitchen/diner, with coordinated utility off.

The first floor brings four good bedrooms, 'Master' with quality fitted robes and modern ensuite, complimented by the sperate spacious, four-piece suite family bathroom.

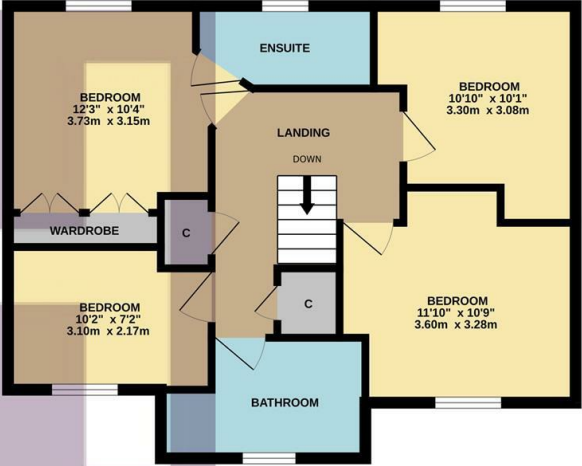


The Layout

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



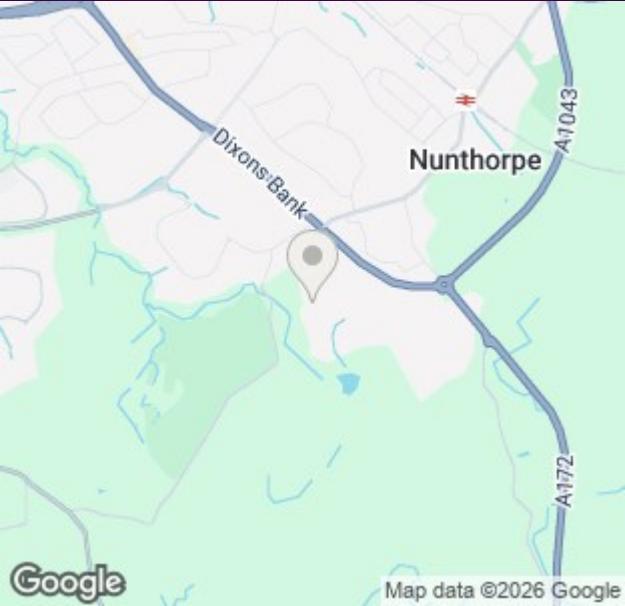
1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



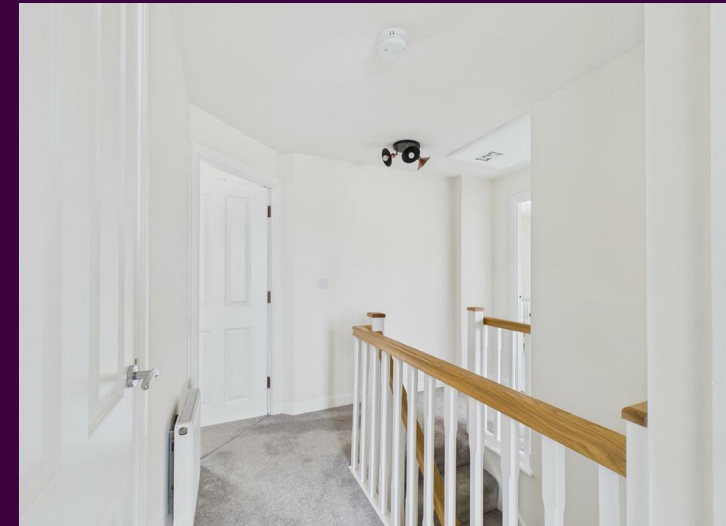
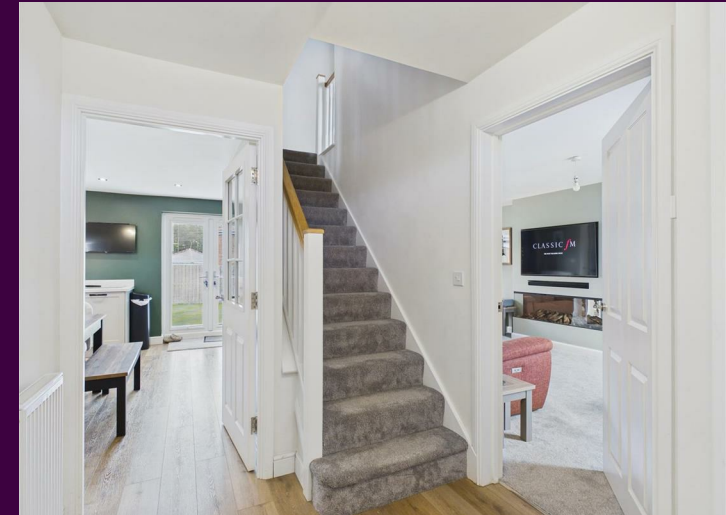
TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		93	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B	84		(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

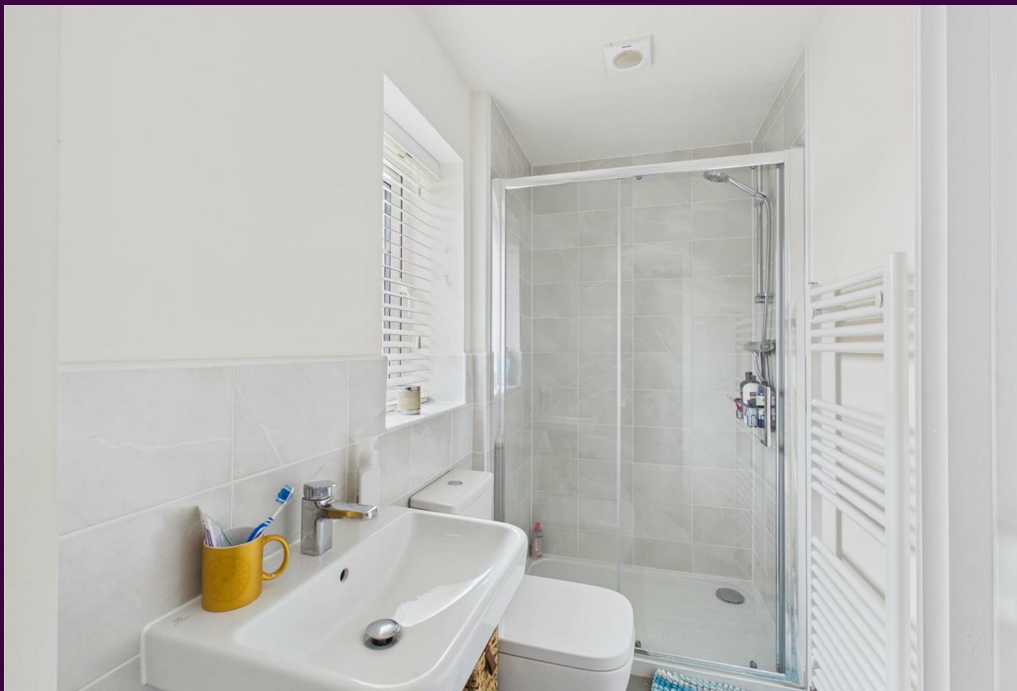
The Location



Council Tax Band: F
Tenure: Freehold



- Desirable 'Grey Towers Village' of Nunthorpe
- Spacious four-bedroom detached residence
- Generous south/westerly garden, lengthy drive and garage
- Enviably position facing attractive green
- Large full-depth living room with feature media-wall/built in fire
- Impressive open-plan kitchen/diner
- Master bedroom with fitted robes and ensuite
- Four-piece suite family bathroom



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