



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Grove Street, Earby, BB18 6PT

### Offers Over £290,000

STUNNING THREE BEDROOM MID TERRACE PROPERTY IN THE HEART OF EARBY

Situated in the charming town of Earby, this delightful semi-detached house on Grove Street offers a perfect blend of comfort and modern living. With three spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or first-time buyers seeking a home that is ready to move into.

As you enter, you are welcomed by a generous lounge that serves as the heart of the home, providing a warm and inviting space for relaxation and entertainment. The stunning kitchen diner is a highlight, featuring contemporary fixtures that make cooking and dining a pleasure. Additionally, a separate lily room adds versatility, perfect for a study or playroom.

The master bedroom boasts an en suite modern shower room, ensuring privacy and convenience. The two additional double bedrooms are well-sized, making them suitable for family members or guests.

Outside, the property features both front and rear patios, ideal for enjoying the picturesque views of the river and the tranquil surroundings. The integral garage and driveway to the rear provide ample parking and storage options.

# Grove Street, Earby, BB18 6PT

Offers Over £290,000



- Three Spacious Double Bedrooms
- Council Tax Band D
- Breathtaking River Views
- Off Road Parking With Access To Garage

- Tenure Freehold
- EPC Rating C
- Viewing Essential

- Stunning Kitchen/Dining Area
- Front And Rear Patios
- Ideal Family Home In A Sought After Quiet Village Location

## Entrance

Composite part frosted security door to hallway.

## Hallway

15'10 x 6'4 (4.83m x 1.93m)

Central heating radiator, smoke alarm, extractor fan, wood effect laminate flooring, door to reception room 1, WC and stairs to first floor.

## WC

6'6 x 2'11 (1.98m x 0.89m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, extractor fan and wood effect laminate flooring.

## Reception Room 1

15 x 11'8 (4.57m x 3.56m)

UPVC double glazed window, upright central heating radiator, central heating radiator, coving, wood effect laminate flooring.

## Kitchen Diner

18'2 x 16'7 (5.54m x 5.05m)

UPVC double glazed windows, central heating radiator, panel wall and base units with granite surface, undermount sink with a Quooker tap, four ring induction hob, electric oven, extractor fan, space for fridge freezer, dishwasher, spotlights, tile flooring, UPVC double glazed door to rear, and door to utility.

## Utility

8'4 x 6'10 (2.54m x 2.08m)

UPVC double glazed window, central heating radiator, panel wall, base units with granite effect surface, composite sink and drainer with mixer tap, Cunliffe washing machine, extractor fan, tiled splashbacks, tiled flooring, composite part frosted door to the rear and door to garage.

## Garage

15'11 x 9'5 (4.85m x 2.87m)

Storage and power.

## First Floor

### Landing

14'9 x 10'10 (4.50m x 3.30m)

UPVC double glazed window, central heating radiator, smoke alarm, doors to 2 bedrooms, shower room and stairs to second floor.

## Bedroom 1

18'7 x 9'7 (5.66m x 2.92m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to en-suite.

## En-Suite

7'4 x 6'9 (2.24m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rain full shower and rinse head, tiled elevations and tiled effect vinyl flooring.

## Bedroom 2

11'10 x 8'3 (3.61m x 2.51m)

UPVC double glazed window, central heating radiator.

## Shower Room

6'6 x 6'1 (1.98m x 1.85m)

Central heating radiator, dual flush WC, vanity stop wash basin with mixer tap, enclosed direct feature shower, spotlights, extractor fan, part tiled elevations and vinyl flooring.

## Second Floor

### Loft Room

14'9 x 14 (4.50m x 4.27m)

Velux windows, central heating radiator and loft access.

## External

### Front

Indian stone.

### Rear

Enclosed Indian stone, driveway and garage.

