Michael ANTHONY

Moorhills Road, Wing

£415,000 Freehold

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£415,000

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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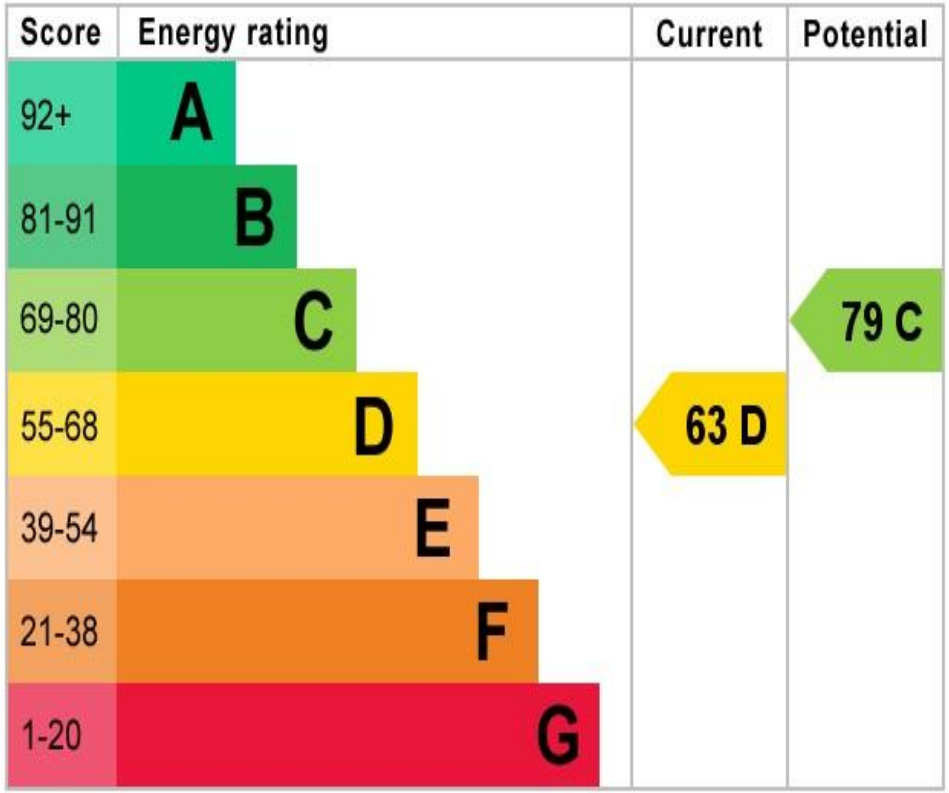

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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