

15 Canal Street

Oakthorpe | DE12 7RD | Guide Price £325,000

ROYSTON & LUND

- NO UPWARD CHAIN
- Detached Three Bedroom Family Home
- Lounge + Study/Snug Area
- Air Source Heat Pump Central Heating
- A Short Drive From Numerous Amenities
- GUIDE PRICE £325,000 - £335,000
- Open-Plan Kitchen/Diner
- Off-Street Parking and Newly Landscapted Garden to the Side
- Quiet Countryside Location with Acccess to National Forest Walks
- Council Tax Band: C EPC Rating B, Freehold

















Sold with No Upward Chain GUIDE PRICE £325,000 - £335,000

Finished to a high standard, this three-bedroom detached property sits towards the end of a quiet single-track country lane, with access to National Forest walks. The property benefits from a newly landscaped garden and a driveway to the side.

Entering into the hallway there is access into the sitting room, kitchen diner and stairs to the first floor. The kitchen area benefits from a range of integrated appliances including an oven, hob, extractor fan and a dishwasher with space for a freestanding fridge/freezer and there is a downstairs WC/Utility that has space for a washer & dryer. From the dining area there is an opening into a lounge that has double doors that open up into the rear garden.

To the first floor there are three bedrooms that all have built in wardrobes and there is a four piece bathroom consisting of a bath, shower, WC and wash basin. The main bedroom also benefits from an en-suite shower room and has built in storage with one housing the air source heat pump system.

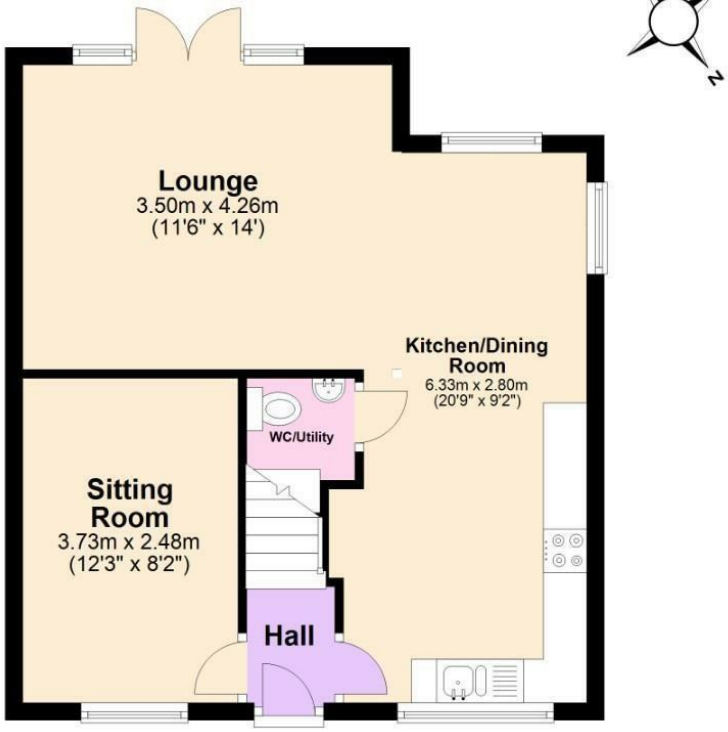
To the outside there is a rear patio area with an additional garden that has been landscaped to the side of the property.

For more information - https://reports.sprift.com/property-report/?access_report_id=5616270

Freehold

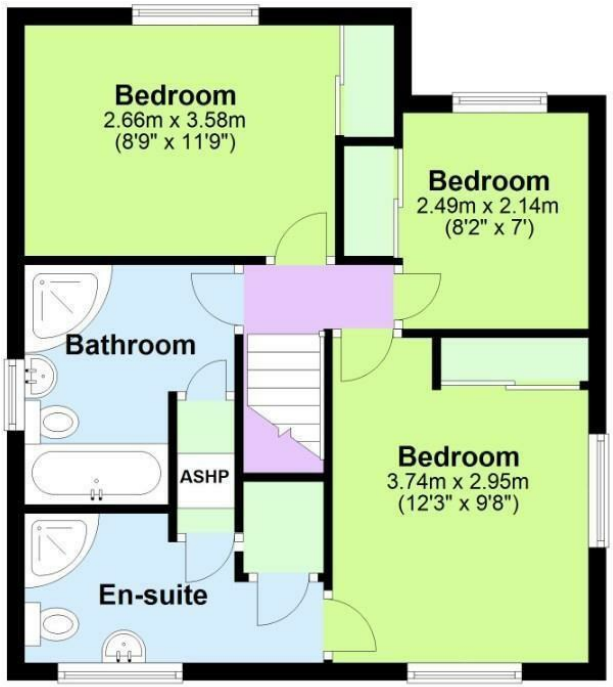
Ground Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.7 sq. feet)

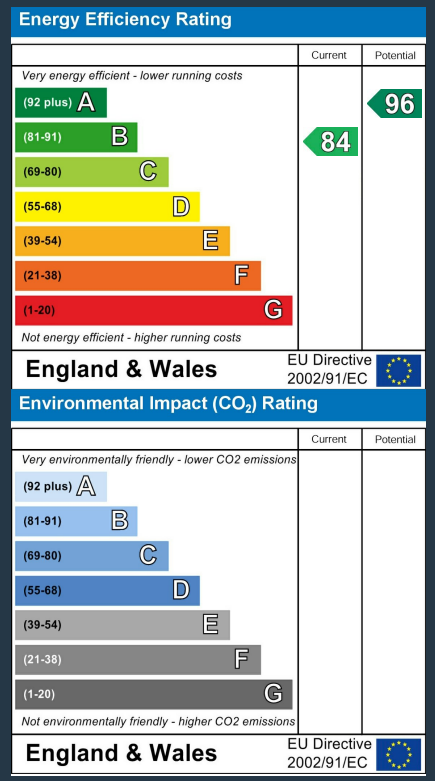
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND