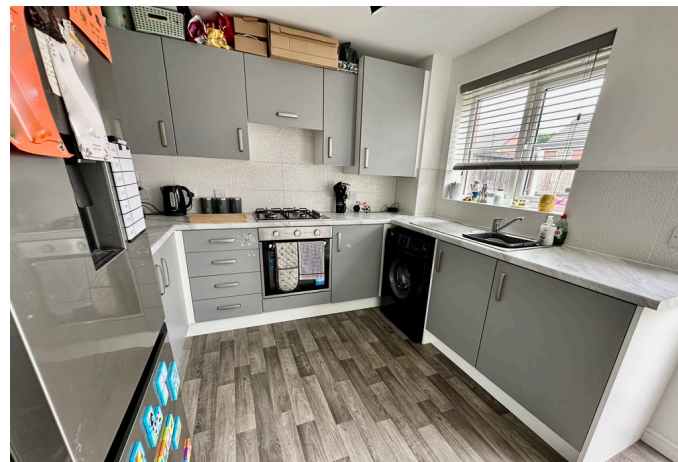






LOVELY THREE BEDROOM SEMI-DETACHED HOME ON A SOUGHT AFTER RECENT DEVELOPMENT WITHIN DENABY MAIN. This property is a lovely family home that is both cosy, nicely presented and positioned in a generous garden plot. A viewing of this home is highly recommended to fully appreciate the deceptively spacious accommodation which will impress all purchasers. The property in brief comprises of entrance hallway, WC, living room with open access to the stairs, rear open plan kitchen/diner with French doors to the garden, stairs lead to the first floor landing, three spacious bedrooms, bathroom with three piece suite, front/rear gardens and off street parking on the gravel driveway. A LOVELY HOME IN DN12.



ENTRANCE HALL

3' 4" x 6' 0" (1.04m x 1.83m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, side facing double glazed window, door to the WC, door to the lounge, radiator and an alarm system.

WC

2' 9" x 5' 1" (0.85m x 1.57m) Benefitting from a low flush WC, wash hand basin, radiator, partially tiled splash back and a side facing double glazed frosted window.

LOUNGE

14' 7" x 14' 6" (4.46m x 4.43m) Fantastic reception room with open access to stairs, front facing double glazed window, door to the kitchen, storage cupboard beneath the stairs and a radiator.

KITCHEN/DINER

14' 6" x 9' 5" (4.43m x 2.89m) Nicely presented kitchen/diner with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, partially tiled splash backs, four ring gas hob with extractor fan above, single electric oven, space for a fridge/freezer, space for a tumble dryer, plumbing for a washing machine, radiator, rear facing double glazed window and rear facing double glazed French doors to the garden.

STAIRS

Leading from the living room to the first floor landing.

LANDING

6' 0" x 9' 6" (1.85m x 2.90m) Providing access to the bedrooms/bathroom, radiator and loft access point.



BEDROOM

8' 2" x 11' 2" (2.50m x 3.42m) Double bedroom with front facing double glazed window and a radiator.

BEDROOM

8' 2" x 11' 1" (2.49m x 3.40m max) Further spacious bedroom with rear facing double glazed window and a radiator.







BEDROOM

6' 1" x 8' 1" (1.86m x 2.48m) Third single bedroom with front facing double glazed window and a radiator.

BATHROOM

6' 0" x 6' 0" (1.84m x 1.85m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin, bath with bi-folding shower screen, shower attachment, partially tiled walls, radiator, extractor fan and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Small lawned garden, paved steps to the front door, open access to the gravel driveway at the side providing off street parking and side access gate to the rear garden.



REAR GARDEN

Lovely paved patio at a lower point, further paved patio directly behind the house, central lawn and fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING SYSTEM

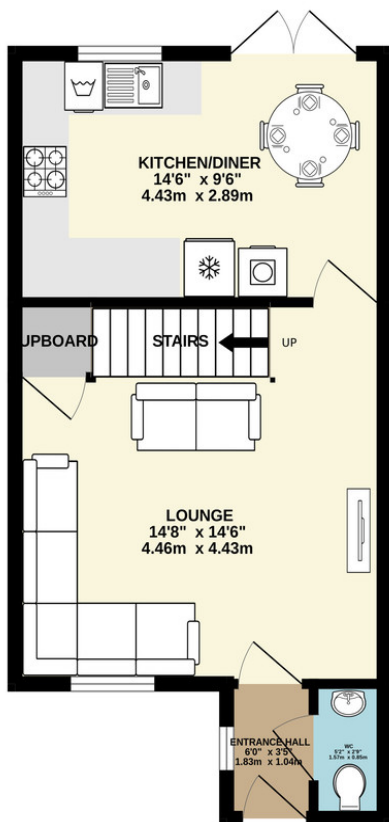
INSTALLATION DATE: TBC

LAST SERVICE: TBC

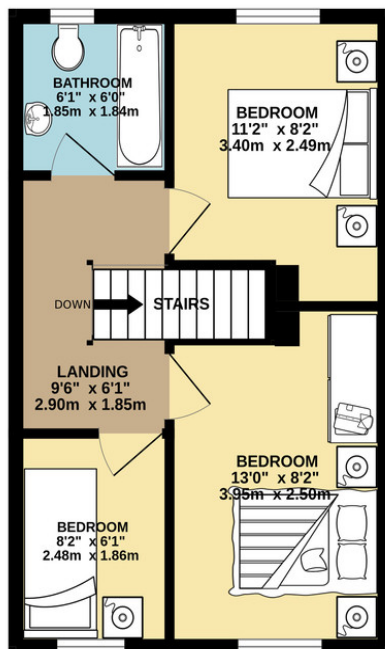
SERVICES: MAINS



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		