





**WHAT A FABULOUS CORNER PLOT POSITION AND A THREE BEDROOM SEMI-DETACHED HOUSE THAT WILL OFFER A FAMILY GREAT ACCOMMODATION. This lovely home is in need of some updating and modernising throughout but offers plenty of potential. A spacious house with two reception rooms and three lovely sized bedrooms, an early viewing is highly recommended. The property is located on Peters Road in Edlington and briefly comprises of entrance, lounge, separate dining room, kitchen, stairs to the first floor landing, three bedrooms, shower room, separate WC, front garden, side driveway, garage and rear garden. AVAILABLE WITH NO CHAIN.**

### ENTRANCE HALL

14' 7" x 5' 10" (4.47m x 1.79m) The property is accessed via the front facing double glazed frosted door to the entrance hallway with open access to the lounge, stairs to the first floor, front facing double glazed window, radiator, storage cupboard beneath the stairs, coving and door to the dining room.

### LOUNGE

11' 0" x 14' 7" (3.37m x 4.46m) Bright spacious reception room with rear facing double glazed window, radiator, coving and a gas fire with a feature decorative stone surround.

### DINING ROOM

9' 7" x 17' 10" (2.93m x 5.44m) Further spacious reception room with single glazed frosted doors to the kitchen, front/side facing double glazed windows, radiator, coving, television point, gas fire and decorative stone surround.

### KITCHEN

7' 11" x 12' 5" (2.42m x 3.80m) The kitchen benefits from a range of fitted kitchen cabinetry, work surfaces incorporating a single bowl sink with drainer, partially tiled walls, floor mounted boiler unit, two side facing double glazed windows and rear facing double glazed frosted door.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

7' 10" x 8' 10" (2.39m x 2.71m) Providing access to all first floor accommodation, storage cupboard, loft access point, coving and front facing double glazed window.



### BEDROOM

12' 7" x 8' 4" (3.84m x 2.55m) Lovely double bedroom with rear facing double glazed window, fitted wardrobes and a radiator.

### BEDROOM

8' 6" x 11' 4" (2.60m x 3.46m) Further double bedroom with side/rear facing double glazed windows, radiator and fitted wardrobes.







### **BEDROOM**

7' 0" x 8' 9" (2.14m x 2.69m) Third bedroom positioned at the front of the house with front facing double glazed window and a radiator.

### **SHOWER ROOM**

5' 6" x 5' 9" (1.69m x 1.77m) The shower room comprises of a walk in shower, shower unit, partially tiled walls, wash hand basin, radiator and front facing double glazed frosted window.

### **WC**

2' 7" x 4' 4" (0.79m x 1.33m) Benefitting from a low flush WC, radiator and front facing double glazed frosted window.

### **FRONT GARDEN/DRIVEWAY**

Mainly laid to lawn with flower beds, hedge to the front, front access gate, side access to the rear garden, double gates lead to the driveway providing off street parking.

### **GARAGE**

Single garage accessed from the driveway.

### **REAR GARDEN**

Paved/concrete area, fence enclosure and a shed.

### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: A**

**HEATING SYSTEM: GAS FIRED CENTRAL HEATING**

**INSTALLATION DATE: UNKNOWN**

**LAST SERVICE: 2025**

**SERVICES: MAINS**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-10	G		