



Situated in a sought-after cul-de-sac location close to amenities, this modern three bedroom family home has been significantly improved by the current owners including both an updated dining kitchen and en-suite shower room to the master bedroom.

Originally built by Ashwood Homes, the spacious ground floor accommodation includes a utility, cloakroom and double aspect lounge with French doors leading to the garden. The first floor offers three bedrooms, family bathroom and the aforementioned updated en-suite.

Being situated just off London Road, the property is particularly convenient for the Spa shop and Costa Coffee, with the wider amenities of the village still only a short walk away. These include the Kings Head and Black Bull pub and restaurant, along with an excellent range of takeaway food choices, a variety of shops and services and the Kirton Primary school and Thomas Middlecott Academy.

- Well-Presented, Spacious Semi-Detached Family Home
- Lounge, Updated Dining Kitchen & A Utility Room
- Bathroom, Updated En-suite Shower Room
- Three Bedrooms
- Driveway And Garage
- Corner Plot With Enclosed Garden
- uPVC Double Glazing, Gas-Fired Central Heating
- Tenure: Freehold. EPC 'C 77'. Council Tax 'B'







The property is approached over a paved footpath to a canopy porch with an updated composite front door which leads into the:

Entrance Hall - With staircase to the first floor, radiator and doors to the lounge, kitchen and cloakroom.

Lounge 5.41m x 3.03m - The spacious lounge enjoys a double aspect which really helps to maximise the natural light, with uPVC window to the front and French doors to the garden. Two radiators and wall lights.

Dining Kitchen 5.37m x 2.58m – The kitchen also has a double aspect with uPVC windows to the front and rear and features an updated range of white, gloss-fronted units with work-surfaces over, including a one-and-a-half-bowl sink with single-lever mixer tap, four-ring hob with stainless steel style extractor canopy and an oven below. Spaces for fridge/freezer and dishwasher. Wall-mounted gas-fired central heating boiler and open access to the utility.

Utility Room 1.90m x 1.52m – uPVC door to the rear garden, tiled floor, extractor fan and spaces for tumble dryer and washing machine with work-surface over and shelving.

The entrance hall as a further door to the: **Cloakroom/ WC** – Having a low-profile WC, hand basin and radiator.

First Floor Landing – With loft access, radiator and door to the airing cupboard housing the hot water cylinder. Doors are arranged off the landing to:

Master Bedroom 3.75m max. x 3.15m - In keeping with the ground floor reception rooms the principal two bedrooms are generous, with this double bedroom having window overlooking the front, an over-stairs cupboard and an updated en-suite shower room.

En-suite – The en-suite features a lovely contemporary suite comprising tiled shower enclosure with both hand-held shower and rain head, vanity suite with hand basin, mixer tap and a low-profile WC. Tiled floor.

Bedroom Two 3.12m x 2.79m - Also a double bedroom having uPVC window to the front, radiator and built-in wardrobe with hanging space.

Bedroom Three 2.72m x 2.19m – A good size third bedroom, bedroom three overlooks the rear garden.

Bathroom 2.13m x 1.77m - The bathroom features a white suite of panel bath with mixer tap and shower, vanity basin with mixer tap and low-profile WC. Tiling where appropriate and a heated towel rail.

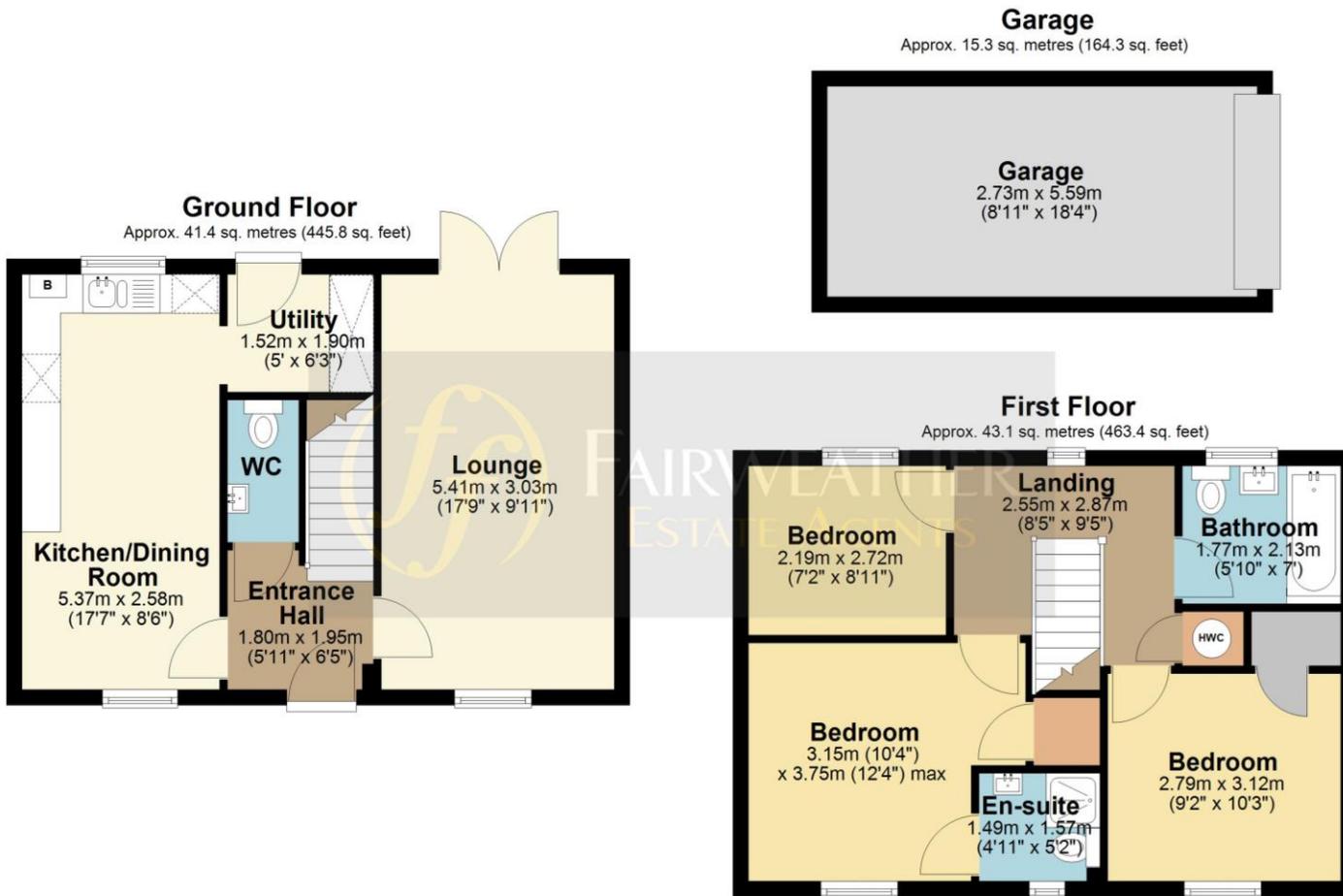
Outside –

The property has the benefit of a prominent and attractive corner plot with a lawned front garden, bordered with decorative railing and a footpath extending to the canopy entrance with an updated composite front door.

The rear garden has been enclosed with panel fencing and is of low-maintenance design, combining a paved patio off the French doors with artificial lawn and a block-edged gravel seating area. A gate to the rear of the garden leads to the **garage 5.59m – 2.73m** which has up/over door and parking space to the front.







NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

