32 THE ROUNDHILLS

ELMESTHORPE, LE9 7SJ

£230,000

FREEHOLD

Well presented three bedroom end mews home in this popular village location. With double glazing and gas central heating, the spacious accommodation briefly comprises; Entrance hall, fitted kitchen, spacious lounge/dining room and cloakroom/WC. To the first floor is landing, master bedroom with fitted furniture, two further bedrooms and family bathroom. Externally the property has front, side and good size rear gardens. Early viewing advised, no onward chain!

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• Three bedroom house • Popular village location • Well presented • Gas c/heating & D/glazing • Spacious lounge/diner • Re fitted kitchen • Master bed with fitted furniture • Re fitted bathroom • Gardens to three sides • No onward chain

Entrance Hall
With stairs rising to first floor, radiator, tiled flooring, under stair recess and store cupboard.

Lounge/Diner
21'8" x 11'5"
Double glazed windows to front and rear aspects, radiators, television point.

Kitchen
12'8" x 8'5"
Double glazed window and door to rear aspect, fitted with a range of eye and base level units with solid wood work surfaces over, built in hob with oven beneath and extractor above, one and half bowl sink unit, store cupboard housing Vaillant boiler, ceramic tiled splash backs and flooring.

Cloakroom/WC
With double glazed window to front aspect, vanity wash basin, low level WC, half height tiling to walls and tiled flooring and towel rail radiator.

First Floor Landing
With access to loft space and doors to:

Master bedroom
13'5" x 11'6"
Double glazed window to rear aspect, range of fitted wardrobes, drawers and units and radiator.

Bedroom Two
10'10" x 9'11"
Double glazed window to rear aspect and radiator

Bedroom Three
Double glazed window to front aspect, radiator and built in wardrobe.

Bathroom
Double glazed window to front aspect, low level WC, double rectangular vanity wash basin with unit beneath, panelled bath with shower over, towel rail radiator, tiled wash areas and flooring.

Externally
To the front is a small garden area and gated access to rear. To the rear is an enclosed and private garden with lawn and borders and patio area, outside tap. Further side garden mainly paved.

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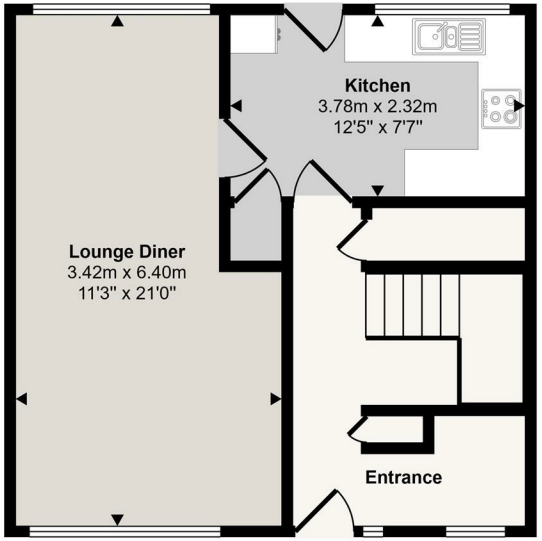
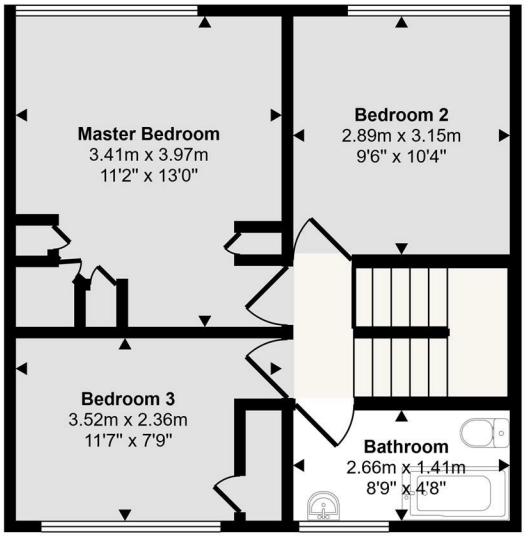
Approx Gross Internal Area
84 sq m / 900 sq ft

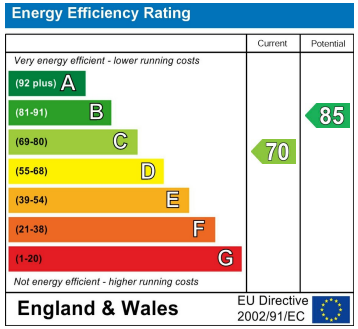


Ground Floor
Approx 42 sq m / 455 sq ft



First Floor
Approx 41 sq m / 445 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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