



1 SALISBURY CLOSE

DESFORD, LE9 9HJ

£1,195 PCM

Very well presented and improved three bedroom semi detached house in this popular village location with good local amenities and transport links. Situated on an attractive corner plot with off road parking and gardens to three sides, the spacious accommodation briefly comprises; Entrance porch, open plan lounge, re fitted kitchen dining room, utility room and cloaks/WC. To the first floor is landing, three good size bedrooms and larger than average 4 piece bathroom suite. Externally, the property has gardens to three sides, with the rear and side enclosed, driveway parking and single garage. Available mid August, un furnished. Early viewing advised.



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- Very well presented three bedroom semi detached house
- Generous corner plot
- Available mid August, Un furnished
- Gas C/heating and D/glazing
- Re fitted kitchen/dining room
- Utility room & Cloaks/WC
- Three good size bedrooms
- Re fitted bathroom
- Gardens to three sides
- Driveway parking & garage



Entrance Porch

From double glazed composite door, laminate flooring, radiator and door to;

Lounge

17'0" x 11'2"

Double glazed window to front aspect, stairs to first floor, television point, radiator and step down to;

Kitchen/Dining Room

17'0" x 11'3"

Double glazed window and French doors to rear garden, extensively re fitted with a range of whisper grey eye and base level units with contrasting work surfaces over, integral hob with oven beneath and angled extractor above, single drainer one and half bowl sink unit, integrated under counter fridge and dish washer, under stair cupboard, radiator and down lights.

Utility room

7'1" x 7'1"

Double glazed door to front aspect, fitted eye and base level units with work surfaces over, single drainer sink unit, plumbing for washing machine, radiator and down lighters.

Cloakroom/WC

Double glazed window to rear aspect, vanity wash hand basin, low level WC, wall mounted gas boiler and radiator.

First Floor Landing

Double glazed window to side aspect and access to insulated loft space.

Bedroom One

11'11" x 10'7"

Double glazed window to rear aspect and radiator.

Bedroom Two

11'1" x 10'2"

Double glazed window to front aspect and radiator.

Bedroom Three

7'7" x 6'8"

Double glazed window to front aspect and radiator.

Bathroom

7'10" x 5'7"

Re fitted suite with low level WC, pedestal wash basin, panelled bath, corner shower cubicle with shower and sliding doors, tiled wash areas, towel rail radiator, extractor fan, down lights and double glazed window to rear aspect.

Externally

On a corner plot, the property benefits from gardens to three sides with the front being laid mainly to lawn with path to front door and gate to side garden.

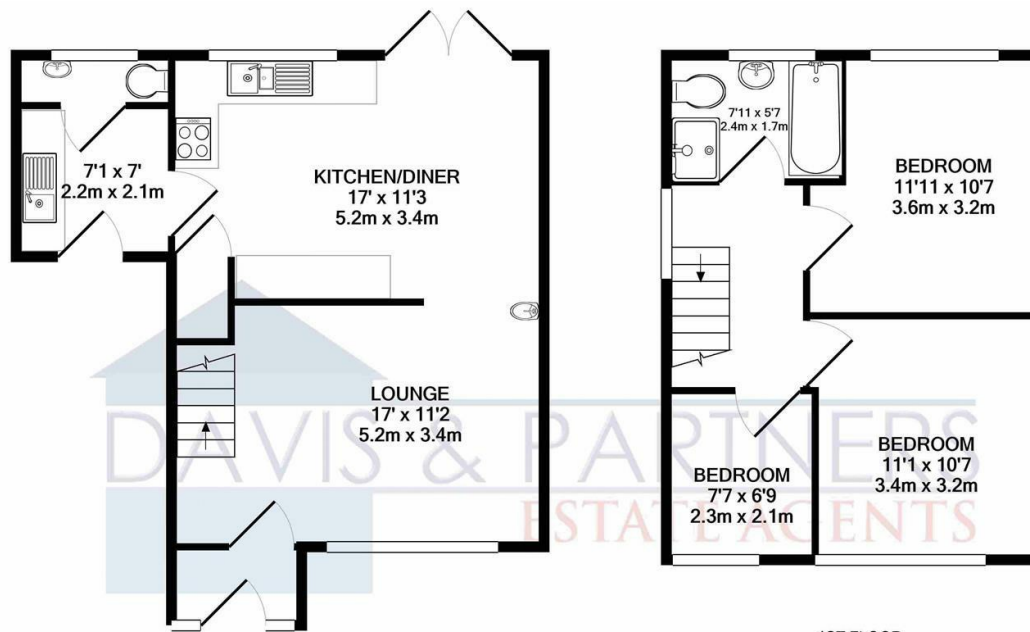
The rear is an enclosed garden with two paved patio seating areas, laid mainly to lawn with gate to driveway and courtesy door to garage leading, the side has a lawn area, base for green house and gated path to front.

Garage

From the single driveway, with up and over door,
lighting, power and door to garden.

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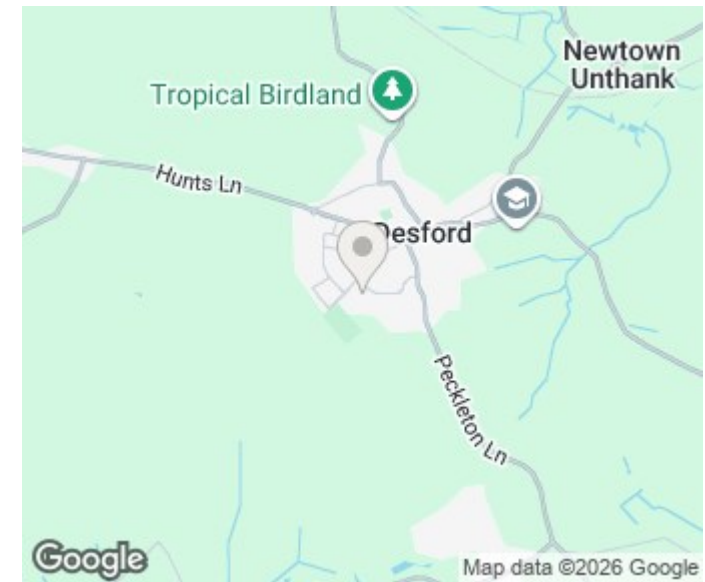


GROUND FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)

Whilst 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 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

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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