





WONDERFUL FAMILY HOME IN KIRK SANDALL WITH FOUR BEDROOMS AND A CONSERVATORY. A delightful spacious extended house located within walking distance of the local amenities and a property that is deceptively spacious throughout. Tastefully decorated to provide the perfect family home that briefly comprises of entrance hallway, wc, living/dining room, conservatory, separate dining area, kitchen, stairs, landing, four bedrooms, bathroom, front/rear gardens, plus a driveway and a single detached garage. **LOVELY HOME THAT WILL IMPRESS ALL BUYERS.**

ENTRANCE HALL

8' 0" x 4' 3" (2.45m x 1.30m) This fabulous home that has been cherished is now offered for sale and is entered via the front facing double glazed door, leading to the entrance hallway, with front facing double glazed frosted window, stairs to the first floor, laminate flooring, radiator and coving to the ceiling.

WC

4' 1" x 4' 2" (1.27m x 1.28m) Benefitting from a low flush wc, wash hand basin within a vanity unit, tiled flooring, coving to the ceiling and a side facing double glazed frosted window.



LIVING ROOM

21' 5" x 10' 7" (6.53m x 3.24m) Lovely reception room that is currently utilised for living/dining purposes with front facing double glazed bow window, rear facing double glazed sliding doors to the conservatory, two radiators, coving to the ceiling, television point, pebble effect electric fire and a decorative surround.

CONSERVATORY

10' 11" x 9' 4" (3.35m x 2.85m) Beautiful conservatory space overlooking the rear gardens, with side facing double glazed French doors to the garden, side/rear facing double glazed windows and a wall mounted electric heater.

KITCHEN

12' 4" x 8' 8" (3.76m x 2.65m) Superb kitchen with fitted units at eye and base level, rolled top surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor hood above, double electric oven, plumbing for a washing machine, integrated dishwasher, integrated fridge/freezer, partially tiled splash backs, coving to the ceiling, laminate flooring, boiler in a matching cupboard, side facing double glazed window and a rear facing double glazed frosted door to the garden.

DINING AREA

9' 4" x 7' 10" (2.85m x 2.39m) With open access to the kitchen, door to the entrance hallway, side facing double glazed window, laminate flooring, coving to the ceiling, storage cupboard beneath the stairs, open archway, telephone point and alarm system.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 1" x 2' 9" (2.77m x 0.85m) Providing access to all bedrooms/bathroom, plus benefits from a loft access point and coving to the ceiling.







BEDROOM

12' 5" x 10' 9" (3.79m x 3.30m) Nicely presented double bedroom with front facing double glazed window, radiator, fitted wardrobes, storage cupboard above the stairs and coving to the ceiling.

BEDROOM

12' 5" x 9' 4" (3.79m x 2.87m) Further double bedroom with side facing double glazed window, radiator and a dado rail.

BEDROOM

8' 9" x 7' 9" (2.69m x 2.38m) Positioned at the rear of the property with rear facing double glazed window, radiator, fitted wardrobes and coving to the ceiling.

BEDROOM

8' 9" x 6' 2" (2.69m x 1.89m) Smallest of the four bedrooms is still a good sized single room with side facing double glazed window, radiator, laminate flooring and coving to the ceiling.

BATHROOM

9' 0" x 5' 7" (2.75m x 1.71m) The bathroom has a four piece suite comprising of a low flush wc, wash hand basin within a vanity unit, bath, corner shower cubicle, tiled walls, radiator, coving to the ceiling and a rear facing double glazed frosted window.

FRONT GARDEN

Small laid to lawn area and paved path to the front door.

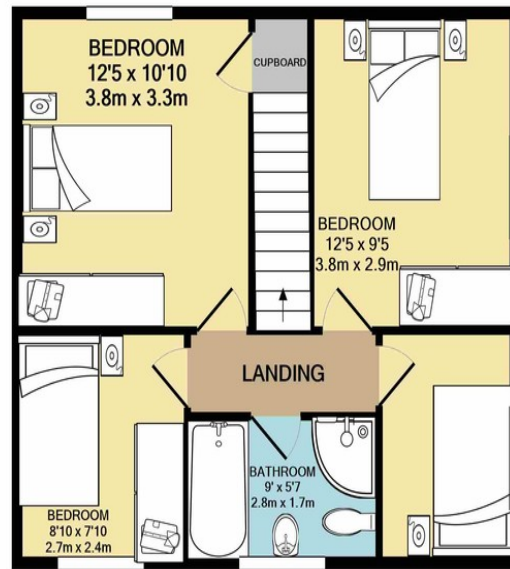
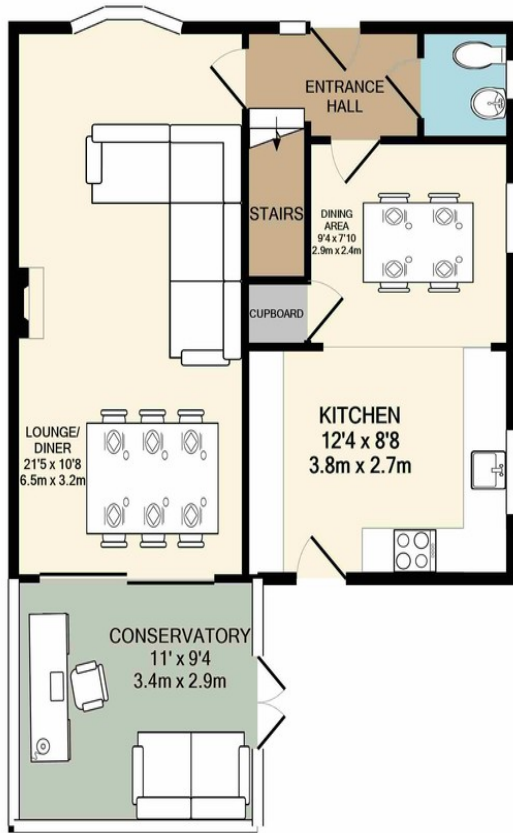
REAR GARDEN

Fence enclosed rear garden with side/rear access gates, paved patio, raised lawn with raised shrub beds and a shed.



DRIVEWAY & GARAGE

With side access to the driveway at the rear of the property, providing off street parking in front of the single detached garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1060 SQ.FT. (98.5 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