





LOVELY FAMILY HOME IN STAINFORTH ON EAST LANE, WITH THREE BEDROOMS AND SPACIOUS LIVING ACCOMMODATION. A cherished house that offers plenty to impress all buyers in search of a property in DN7. With easy access to all Stainforth amenities, supermarket and local shops you will not be disappointed when you see this house. In brief it comprises of entrance hallway, living room, separate dining room, kitchen/breakfast room, rear lean to, stairs, landing, three bedrooms, bathroom, large front garden and small paved rear garden. A GREAT BUY.

ENTRANCE HALL

4' 1" x 3' 2" (1.26m x 0.99m) A lovely family home on a sought after road in Stainforth which is accessed via the front facing double glazed frosted door to the entrance hallway, door to the living room/dining room and stairs to the first floor landing.

LIVING ROOM

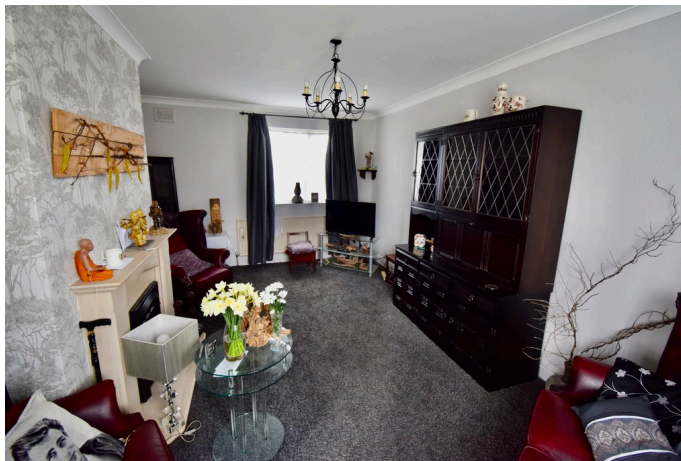
11' 4" x 18' 0" (3.47m x 5.49m) Beautiful bright reception room with front/rear facing double glazed windows, coal effect gas fire with a feature decorative surround, radiator, coving to the ceiling and a television point.

DINING ROOM

11' 11" x 9' 8" (3.65m x 2.95m) Further separate dining space with open access to the kitchen, front facing double glazed window, radiator and coving to the ceiling.

KITCHEN/BREAKFAST ROOM

15' 3" x 7' 9" (4.66m x 2.37m) Open plan kitchen/breakfast room with a range of fitted kitchen units at both eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer unit, plumbing for a washing machine, space for a fridge/freezer, space for a freestanding



electric cooker, extractor hood above, tiled flooring, side facing double glazed window, rear facing double glazed window, rear facing door to the lean-to and an under stairs storage cupboard.

REAR LEAN TO

7' 7" x 4' 9" (2.32m x 1.46m) Accessed from the kitchen and provided further access to the rear garden via the rear facing single glazed door, rear/side facing single glazed window, tiled floor and a storage cupboard.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 11" x 3' 1" (1.82m x 0.95m) Providing access to all bedrooms/bathroom and a loft access point.

BEDROOM

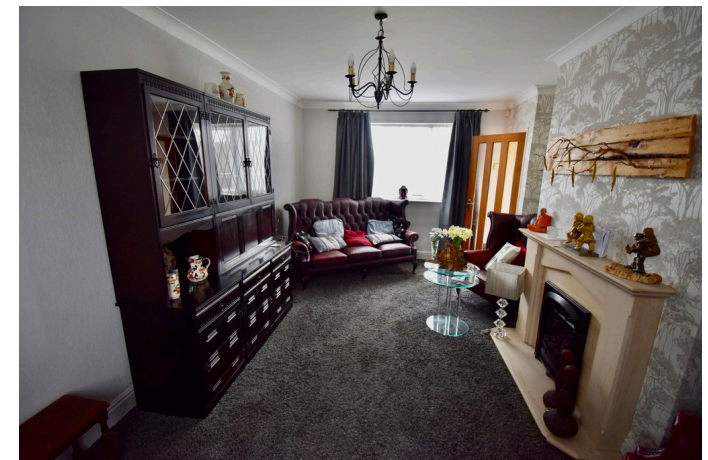
12' 2" x 7' 11" (3.73m x 2.42m) Positioned at the rear of the property a spacious bedroom with rear facing double glazed window, radiator and coving to the ceiling.

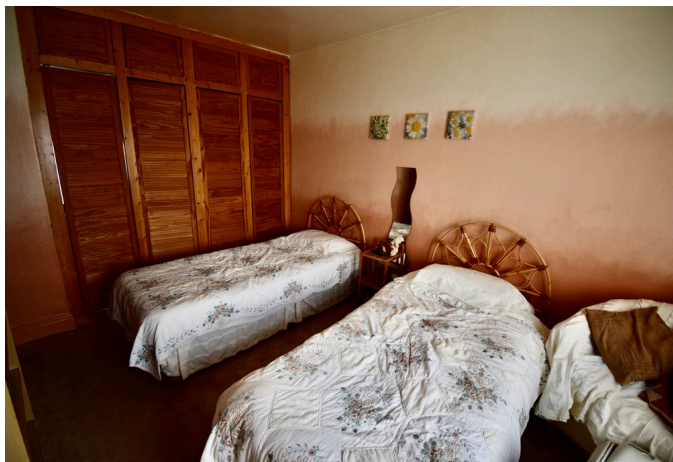
BEDROOM

11' 4" x 13' 3" (3.46m x 4.04m) Further double bedroom to the front of the property with fitted wardrobes, further storage area to the rear of the wardrobes with rear facing window, front facing double glazed window and a storage cupboard above the stairs.

BEDROOM

12' 0" x 9' 8" (3.67m x 2.97m) The third bedroom is a great size with front facing double glazed window overlooking the garden and a radiator.







BATHROOM

7' 1" x 4' 5" (2.17m x 1.36m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin, bath, radiator, tiled walls and a rear facing double glazed frosted window.

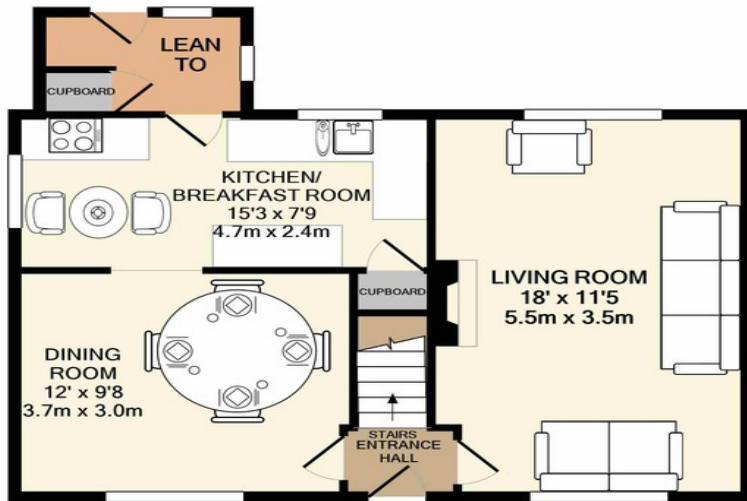
FRONT GARDEN

Lovely large front garden that is mainly laid to lawn with shrub beds, path leading to the front door and side access to the rear garden.

REAR GARDEN

Small paved/concrete area to the rear with, partial wall enclosure and access gate.





GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.9 SQ.M.)

