





**THIS LOVELY FAMILY HOME WITH THREE BEDROOMS, AVAILABLE WITH NO CHAIN, IN THE CENTRE OF KIRK SANDALL HAS BEEN BEAUTIFULLY PRESENTED. Just a short walk to the local shops/supermarket and within one mile of the local railway link, this property has plenty to offer. A deceptively spacious semi-detached house with lovely landscaped gardens and a driveway/garage to the side. The house in brief comprises of entrance hallway, WC, living room/dining area, kitchen/breakfast area, stairs, landing, three bedrooms, bathroom, driveway, garage, front garden and rear garden with raised decking. GREAT LOCATION IN DN3.**

#### **ENTRANCE HALL**

12' 1" x 6' 2" (3.70m x 1.89m) The property is accessed by the side facing double glazed frosted door to the entrance hallway, side facing double glazed window, radiator, tiled flooring, storage cupboard beneath the stairs and stairs to the first floor.

#### **WC**

2' 7" x 4' 10" (0.80m x 1.49m) Benefitting from a low flush WC, wash hand basin, tiled flooring, radiator, partial wood panelling and rear facing double glazed frosted window.

#### **LIVING AREA**

13' 0" x 11' 6" (3.98m x 3.52m) An open plan living/dining space that is the perfect for family entertaining, front facing double glazed window, radiator, television point, coving to the ceiling, electric feature fireplace and a decorative surround.



### **DINING AREA**

9' 10" x 12' 9" (3.02m x 3.89m) Accessed from the living area with front facing double glazed bay window, radiator and coving to the ceiling.

### **KITCHEN/BREAKFAST ROOM**

8' 5" x 18' 9" (2.59m x 5.73m reducing to 3.52m) L-shaped kitchen/breakfast space with fitted units at both eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer unit, integrated fridge/freezer, plumbing for a washing machine, four ring gas hob with extractor hood above, electric oven, partially tiled splash backs, two rear facing double glazed windows and a rear facing door to the raised decking.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **LANDING**

Providing access to all bedrooms/bathroom, coving to the ceiling and a loft access point.

### **BEDROOM**

13' 1" x 11' 6" (3.99m x 3.51m) Lovely double bedroom with front facing double glazed window, radiator and coving to the ceiling.

### **BEDROOM**

9' 11" x 12' 2" (3.04m x 3.71m) Further bedroom positioned at the front of the property with front facing double glazed window, radiator and coving to the ceiling.

### **BEDROOM**

9' 6" x 8' 8" (2.92m x 2.65m) Overlooking the rear garden via the rear facing double glazed window and a radiator.







### **BATHROOM**

5' 4" x 14' 1" (1.65m x 4.31m) Excellent family bathroom with a four piece suite comprising of a low flush WC, wash hand basin, shower cubicle, corner bath, partially tiled walls, extractor fan, storage cupboard, radiator and rear facing double glazed frosted window.

### **FRONT GARDEN**

Laid to lawn front garden with hedge enclosure.

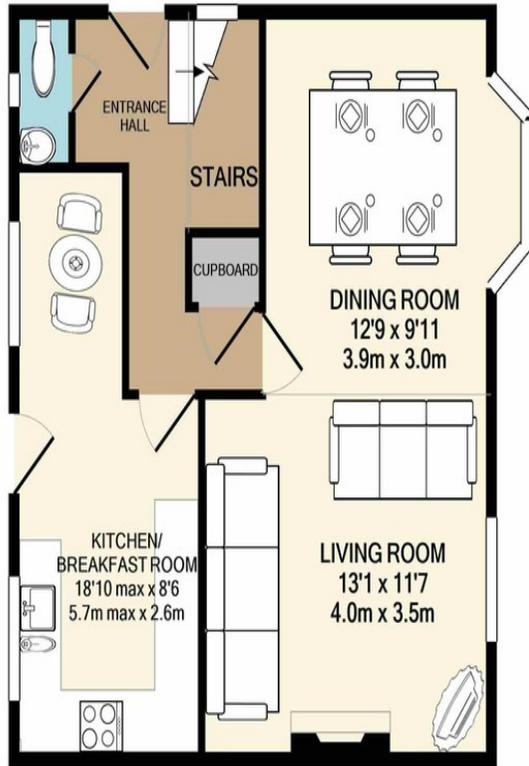
### **DRIVEWAY & GARAGE**

Driveway to the side of the house providing off street parking in front of the single garage.

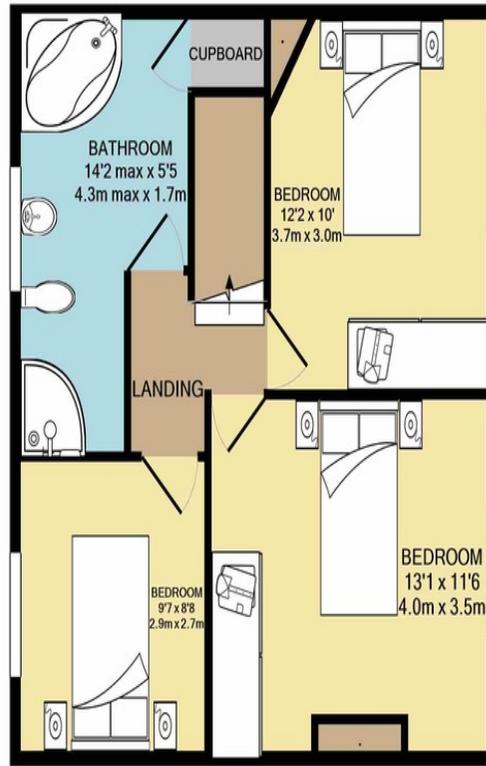
### **REAR GARDEN**

Beautifully landscaped rear garden with raised decking, lower lawn area, corner summerhouse, side gate to the driveway and a side access door to the garage.





GROUND FLOOR  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 512 SQ.FT.  
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1034 SQ.FT. (96.0 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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 66   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |