

**Dining Kitchen 12' x 12'9"**

Fitted with a kitchen of veneered oak having base and wall cabinets, space and point for a gas cooker with integrated extractor fan above. Plumbing for a dishwasher and a washing machine. Single stainless sink with mixer tap above which is a rear facing window. Central heating radiator in the dining area where there are French doors leading out into the garden.

**Utility Room 10'10" x 6'8"**

Originally a separate shower room, this additional space offers plenty of scope for many uses. Has obscure window, central heating radiator.

**Ground Floor Cloak Room 3' x 3'**

With a white low flush WC and vanity basin.

**Separate Dining Room 14'8" x 13'**

A spacious room with central heating radiator, side facing window. Has an open archway into...

**Lounge 10'2" x 13'**

The main focal point is the natural pine fire surround with Victorian style fireplace inset with a living flame coal effect gas fire, and marble hearth. Front facing bay window from which very pleasant rural views are enjoyed. Central heating radiator, TV point.



**Bedroom One 13' x 10'2"**

This master bedroom is neutrally decorated and benefits from a built in wardrobe, and two front facing windows again enjoying the very splendid rural views.



**Bedroom Two 11' x 11' (L-shaped room so the measurement is overall)**

With pleasant neutral décor, built in wardrobe, central heating radiator.

**Bathroom**

Part tiled and furnished with a white suite comprising of panelled bath with chrome taps, chrome plumbed in shower, pedestal wash basin, low flush WC. Side facing window with views to Nether Handley. Heated towel rail/radiator. Ceramic tiled floor.

**Exterior & Gardens**

Off road car parking to the front, secluded rear garden with patio, lawn and mature flower beds, trees. Two outbuildings/sheds.



**To view the property**

Please contact the office on 01246 432211

**For offer procedure**

Please see overleaf

