

The property is approached through very pleasant gardens and is entered through a side facing door, into ..

Entrance Hallway 6'3'' x 7'

Has staircase to first floor and central heating radiator. Coving to ceiling.

Cloakroom 5'9'' x 3'5''

Furnished with a white suite comprising of vanity wash basin unit with chrome taps and low flush w.c. Has extractor fan fitted and central heating radiator.

Kitchen 10'8'' (measurement taken into bay window) x 11'2''

This delightful modern kitchen is furnished with an excellent range of base and wall units, complimenting worktops and wall tiling. One and a half stainless steel sink with stainless mixer taps which is set into the front facing double glazed bay window. Slot under stainless steel electric oven and stainless steel gas hob with integrated extractor fan fitted above. Integral fridge/freezer, plumbing for an automatic washing machine and a slimline dishwasher. Central heating radiator. Ceramic tiled flooring.



Lounge/Dining Room 20' x 12'9''

This beautiful family living space features a modern beech and chrome fire surround with black marble hearth and matching back, onto which is inset a living flame gas fire. An under stairs cupboard provides additional storage facilities. Plenty of natural light is allowed in by having both a rear facing double glazed window, with central heating radiator beneath, and there are double glazed patio doors opening into the conservatory. A clearly defined dining space also has a further central heating radiator Coving to ceiling.



Conservatory

Fully double glazed, this is a most pleasant space in which to sit and relax whilst enjoying the garden views. Power and lighting. Laminate flooring and central heating radiator.

Landing 6'9" x 3' Has access into loft space and coving to ceiling.



Bedroom One 11' x 12'10" (measurement excludes the fitted furniture)

The main feature of this delightful master bedroom is a good range of quality fitted wardrobes to one wall. Has rear facing double glazed window with central heating radiator beneath. Coving to ceiling.

En Suite 4'11" x 8'6"

Fully tiled with attractive mosaic tiles and finished with a white suite comprising of a panelled bath with Victorian style mixer taps and shower handset. Pedestal wash basin with chrome taps and low flush w.c. Has central heating radiator, fitted extractor fan and shaver point. Ceramic tiled flooring.

Bedroom Two 11'7" x 12'3"

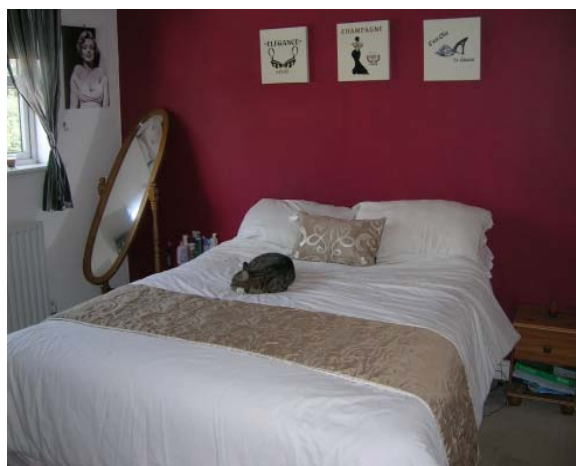
This second double bedroom benefits from a double wardrobe with hanging rail. Has front facing double glazed window with central heating radiator beneath.

Bedroom Three 9'2" x 8'4"

A larger than average third bedroom, front facing double glazed window with central heating radiator.

Bathroom 7'7" x 5'

A family bathroom furnished with a white suite comprising of panelled bath with twin handgrips and Victorian style mixer taps creating a shower handset. Pedestal wash basin, low flush w.c. Has side facing obscure double glazed window. Shaver point and an extractor fan fitted. Complimenting ceramic tiled floor and spotlights to ceiling.



Exterior & Gardens

The driveway at the front leads to an integral garage. At the rear is a thoughtfully designed garden with decking, lawn and mature borders. Enclosed and safe for a family and pets.



General Information

Situated in the village of Mosborough close to all local amenities. There are further shops and retail parks at nearby Crystal Peaks. The whole area is littered with lots of countryside walks and there are several equestrian centres.

To view this property

Please contact Barras Thompson on 01246 432211

For offer procedure & Energy Performance Certificate

Please see overleaf.