



- 3 Bed Mid Terraced House
- Kitchen and Breakfast Room
- Rear Yard with Outhouse
- Wonderful Opportunity

- Sought After Village
- Bathroom/WC with Shower
- Lovely Open Views

- Lounge with Fireplace and French Doors
- Front Family Garden
- Scope for Some Cosmetic Updating



A 3 bedroomed mid terraced house, pleasantly situated within this sought after village. Conveniently located for a wide range of amenities, this property enjoys fine views over surrounding countryside, and whilst it has gas fired central heating and sealed unit double glazing, it retain scope for some cosmetic updating. The open Plan Lounge has an open fireplace with a marble hearth and a door to the front along with French doors. The Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring ceramic hob, plumbing for a washer and a combi boiler and is open to the Breakfast Room, with door to the rear yard. Stairs lead from the lounge to the First Floor Landing, with spacious storage cupboard. Bedroom 1 has built in wardrobes and has open views to the front. Bedroom 2 is to the rear, whilst Bedroom 3 is to the front and has a recess with stairs up to the Loft, fully boarded and floored, with 2 Velux roof lights, electric light and power points. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with shower mixer and separate electric shower over and 3/4 tiled walls.

Externally, the generous Front Garden is enclosed and ideal for family use, with patio, lawn and a range of shrubs. The Rear Yard has an outhouse and access for off street parking.

Callerton is a pleasant village with children's play area and pub. There are good road links to surrounding areas, with excellent access into the city and to the airport.

**Lounge 16'2 x 18' (max) (4.93m x 5.49m (max))**

**Kitchen 9'3 x 8'2 (2.82m x 2.49m)**

**Breakfast Room 8'4 x 8'2 (2.54m x 2.49m)**

**First Floor Landing**

**Bedroom 1 13'5 x 8'8 (into recess) (4.09m x 2.64m (into recess))**

**Bedroom 2 12'3 x 8'5 (3.73m x 2.57m)**

**Bedroom 3 12'11 x 5'8 (+recess) (3.94m x 1.73m (+recess))**

**Bathroom/WC 8'3 x 5'4 (2.51m x 1.63m)**

**Loft 11'4 x 16'6 (max) (3.45m x 5.03m (max))**



Energy Performance: Current D Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.