



## Introduction

A fantastic semi-detached part stone cottage in the highly sought after village of Spridlington

## Kitchen Diner

**14'2" x 18'3"**

Fitted kitchen with eye and base level units, integrated fan over, halogen four ring hob, extractor, stainless steel sink and drainer, double glazed windows on three aspects, space and plumbing for dishwasher, large storage cupboard, two radiators.

## Lounge

**14'6" x 16'0"**

Carpeted lounge with feature window seat under double glazed south facing window, double glazed door to front aspect, two radiators.

## Entrance Hall

Double glazed door opening into the entrance hall with tiled floor, radiator and smoke detector.

## Utility

**11'1" x 7'6"**

Laminate flooring, stainless steel sink, oil fired boiler, space and plumbing for washing machine, condenser dryer, freezer. Double glazed window to rear aspect.

## WC

WC, corner sink, radiator, double glazed window with privacy glass.

## Master Bedroom

**16'4" x 14'8"**

Feature window seat under south facing double glazed window, two radiators, carpeted.

## Bedroom 2

**8'8" x 11'3"**

Carpeted, radiator, double glazed window on front aspect.

## Bedroom 3

**8'9" x 11'5"**

Carpeted, radiator, double glazed window to side aspect.

## Family Bathroom

**7'6" x 7'0"**

Bath with mains shower over, WC, pedestal sink, radiator, tiled splashbacks, extractor, built in airing cupboard.

## Garden

Predominantly laid to lawn, shrubs, trees and vegetable patch.

## Outside

The house is south facing and benefits from a seating area to the front with a low stone wall demarcating the boundary and allowing maximum light to the property.

- Character Property

- Kitchen Dining Room

- Family Bathroom

- Garden

- No DSS

- Three Bedrooms

- Large Lounge

- Utility Room

- Pets by negotiation

- EPC: E



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