



High Road, Beeston, SG19 1PA
Offers over £385,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this recently completed and renovated double fronted three bedroomed detached home offering over 1200 sq ft of beautifully presented accommodation.

The house has undergone a full and complete transformation including, re-wiring, re plastering, new staircase, new windows, new heating system, new flooring, new bathrooms, new floor coverings and so much more.

Now, the kitchen/Breakfast room makes a real hub of the home and would make a great kitchen/snug area. The units are all brand new with a range of Bosch appliances all with manufacturer's guarantees. These include, an induction hob, fan assisted oven, full height fridge/freezer and dishwasher.

To the front of the property there are two reception rooms both equal in size and with bay windows. Completing the downstairs is a 9'6 W.c /utility room that has plumbing for a washing machine.

The first floor has a galleried bright and airy landing with double glazed windows to both front and rear aspect. The bedrooms are all great size doubles and are all fairly equal in size. The bathroom as already mentioned is brand new and at 12' it is a great size.

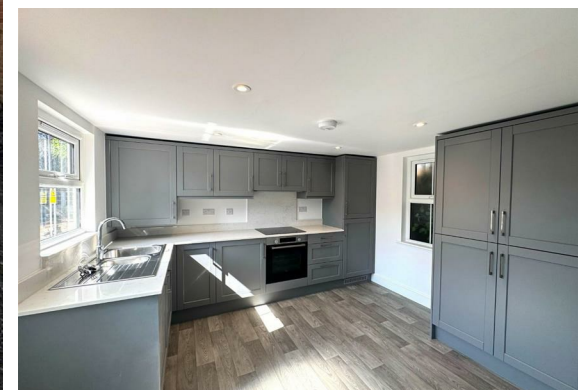
Outside the rear garden is a blank canvas having just been cleared and sprayed it is ready for the new buyers to landscape as they wish and being 70ft in length and West facing, its a real suntrap. Parking to the side of the property could have as much or as little as you would need and lends itself to putting double gates on. There is also a summerhouse as well as two brick built outbuildings.

The front garden is also down to the new owners to decide whether to lay lawn or use for additional parking.

This is a great size property that really is a case of move straight in.

Viewing is highly recommended but any perspective buyer needs to be informed that the property is situated next to the A1.

CHAIN FREE





Entrance

Entrance Hall

W.C/Utility room

9'6 x 5'1 (2.90m x 1.55m)

Lounge

13'4 into bay x 12'4 (4.06m into bay x 3.76m)

Dining Room

13'4 (into bay) x 12'4 (4.06m (into bay) x 3.76m)

Kitchen/Breakfast Room

23'0 x 11'5 (7.01m x 3.48m)

First Floor

Landing

Bedroom One

12'4 x 11'3 (3.76m x 3.43m)

Bedroom Two

12'4 x 11'3 (3.76m x 3.43m)

Bedroom Three

12'4 x 11'4 (3.76m x 3.45m)

Bathroom

12'0 x 4'8 (3.66m x 1.42m)

Outside

Storage shed one

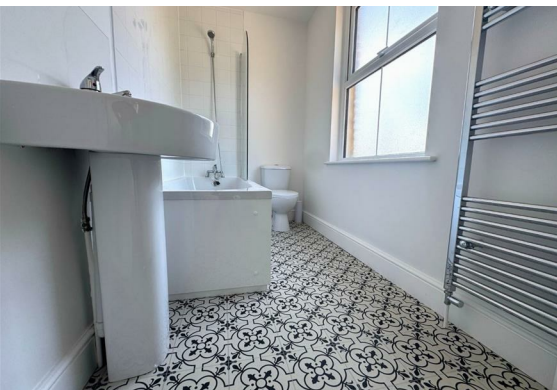
7'1 x 6'3 (2.16m x 1.91m)

Storage shed Two

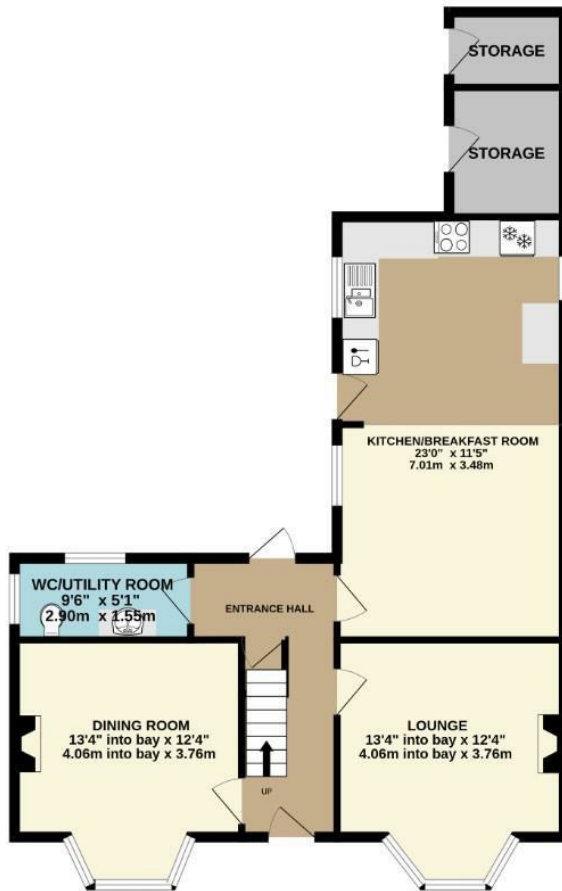
6'3 x 4'1 (1.91m x 1.24m)

Rear Garden

Front Garden



GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.

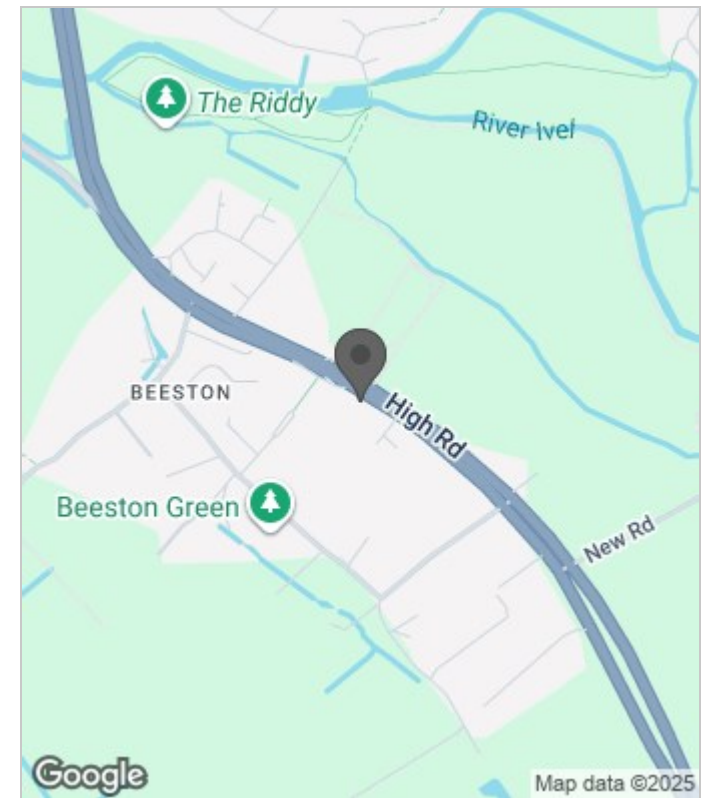


1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 53 | 72 |
| England & Wales | | EU Directive 2002/91/EC |

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