

4 Bedroom(s), Detached House, Freehold

Maulays Court, Rossington.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Lounge and Dining Room
- Utility and Ground Floor W/C
- Family Bathroom

- Detached Family Home
- Beautifully Decorated Throughout
- Conservatory Overlooking Garden
- Four Bedrooms En Suite to Master
- Integral Double Garage

**Offers Over
£335,000
For Sale**

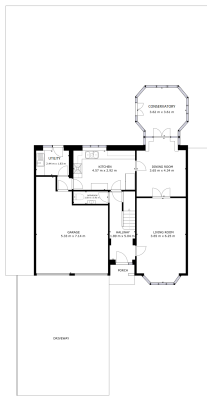
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Extremely well presented 4 bedroom detached family home. Recently renovated throughout to a very high standard. The property has new soffits, fascias, gutters and cladding (15 year warranty)

Ground Floor

Floor Plan



DESIGN: INTERNAL AREA
FLOOR: COVERED BY CARPET TO 10.00m²
EXCLUDED: REAR PATIO 1.00m², PORCH, 2.00m², 10.00m² GARAGE, 10.00m² DRIVEWAY, 10.00m²
TOTAL: 10.00m²
SCALE AND DIMENSIONS TO APPROXIMATE. ACTUAL MAY VARY.

Matterport

Entrance Hallway



Lounge



Dining Room



Conservatory



Kitchen



Utility Room

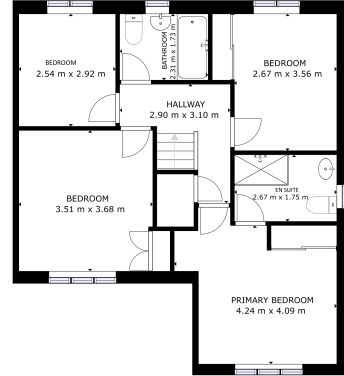


Ground Floor Toilet



First Floor

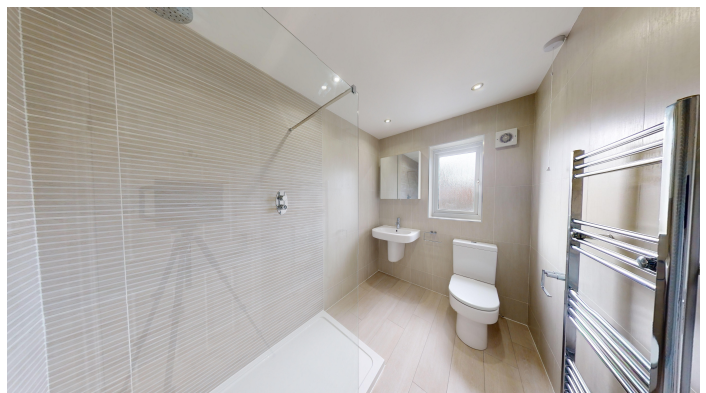
Floor Plan



FLOOR 1
 ROOMS: 5
 TOTAL FLOOR AREA: 31.10 sq m
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Matterport

Master Bedroom with En Suite





Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front

Rear Garden

Property Information Form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - On original build (2000?), new boiler fitted with 10 year warranty with hive smart home hub

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date - On original build (2000?)

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 