

3 Bedroom(s), Detached House, Freehold

Shuttle Close, Rossington.



- 3D Virtual tour available
- Three bedrooms en suite to the master
- Sought after location
- Utility and shower room
- Rear enclosed garden

- Beautiful detached family home
- Lounge
- Kitchen dining room
- Family shower room
- Driveway allowing for off road parking

£239,950

Reduced

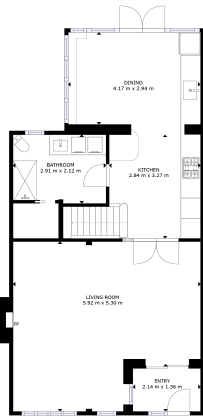
Book your viewing today Tel: 01302 247754

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... We have lived in this wonderful house for 6 years. We have extended the property and tried to improve it in many ways. We will be very sad to leave the house and all the neighbours in this lovely friendly quiet cul de sac. We have reached an age where we need to downsize and hope that whoever buys the house will be as happy as we have been.

Ground Floor

Floor Plan



1ST FLOOR

GROSS INTERNAL AREA:
1ST FLOOR: 35.47 m² (383 SQUARE FEET)
TOTAL: 107.49 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Kitchen Dining Room



Lounge



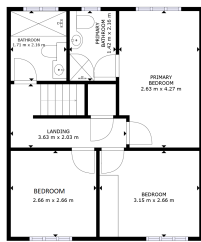


Utility And Shower Room



First Floor

Floor Plan



GROSS INTERNAL AREA
 1ST FLOOR: 35 m² 2ND FLOOR: 43 m²
 TOTAL: 78 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Master Bedroom



En Suite



Second Bedroom



Third Bedroom



Shower Room



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - combined gas and electric Approx. £1750 (work from home)

Average Annual Gas Bills - As above

Average Annual Water Bills - £360

Tenure - Freehold



Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - new boiler about 3 years ago

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - approx. 3 years ago

Boiler Location - In the utility room

Approximate Electrical System Installation Date - approx. 2002 when house was built

Approximate Electrical System Test Date - Just about to be inspected

Fires/Heaters - Electric

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>		
(92-100) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(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 