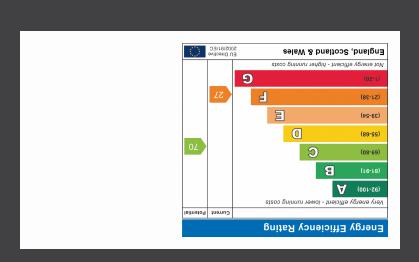
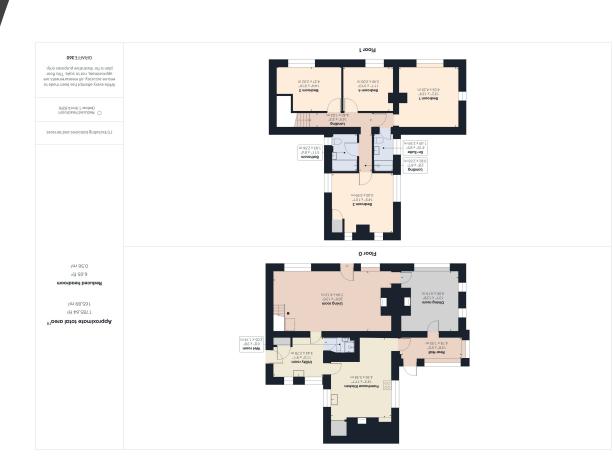
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Bluebird Cottage

Low Road Wretton

01366 385588 info@kingpartners.co.uk

SALES • LETTINGS • MORTGAGES







Living Room

26' 0" \times 13' 6" (7.92m \times 4.11m) Two double glazed windows to front. Brick open fire place. Stone floor. Stairs to first floor. Beams. 2 radiators. Television point. Telephone point. Wall lights. Latch doors to dining room and utility room.

Dining Room

13' $1" \times 13'$ 8" $(3.99m \times 4.17m)$ Double glazed bowed window to front. Two double glazed windows to side. Brick fireplace. Stone floor. Beams. Radiator. Telephone point. Wall lights. Latch door to rear hall.

Rear Hall

13' 8" \times 5' 0" (4.17m \times 1.52m) Two double glazed windows to rear. Radiator. Stable door to rear. Latch door to kitchen.

Farmhouse Kitchen

14' $3" \times 17'$ 7" (4.34m $\times 5.36m$) Max. Double glazed window to dual aspect. Inglenook open fireplace. Free standing timber base units. Butler sink. Space for range oven. Radiator. Beams. Telephone point. Stone floor. Latch door to utility room.

Utility Room

II' $3" \times 9'$ I" (3.43m \times 2.77m) Two double glazed windows to rear. Timber free standing cupboard with butler sink . Space for fridge freezer. Radiator. Stone floor. Stable door to side. Door to storage cupboard with consumer unit. Door to wet room.

Wet Room

Shower. W.C. Wash hand basin. Tiled walls & floor.

First Floor Landing

Radiator. Loft access. Latch doors to be drooms and bathroom. $% \label{eq:logical_constraints}$

Bedroom

13' 2" \times 13' 9" (4.01m \times 4.19m) Double glazed window to front and side. Radiator. Latch door to En-suite.

En-suite

4' 10" \times 8' 5" (1.47m \times 2.57m) Double glazed window. Tiled shower cubicle. WC. Wash hand basin. Radiator.

Bedroom 2

 $14'5" \times 13'1"$ (4.39m x 3.99m) Four double glazed windows to triple access. Radiator. Door to cupboard housing hot water cylinder.

Bedroom 3

14' $4\text{"}\times9\text{'}$ 10" (4.37m \times 3.00m) Double glazed window to front. Radiator. Television point.

Bedroom 4

I I' I" \times 9' I0" (3.38m \times 3.00m) Double glazed window to front. Radiator.

Bathroom

5' I I" \times 8' 4" (I.80m \times 2.54m) Double glazed window. Panelled bath with shower over. Wash hand basin. WC. Radiator.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.