

3 Bedroom(s), Detached House, Freehold

Kestrel Drive, Rossington.



- 3D Virtual Tour Available
- Three Bedrooms All with Fitted Wardrobes
- Open Plan Lounge and Dining Room
- Front and Rear Garden
- Popular Location In Rossington

- Spacious Detached Family Home
- Kitchen
- Family Bathroom
- Detached Garage and Driveway Allowing for Off Road Parking

**Offers in Region of
£235,000
Reduced**

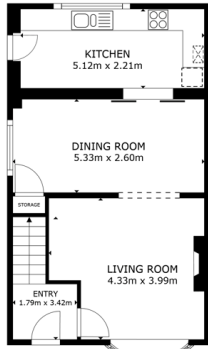
Book your viewing today Tel: 01302 247754

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...This has always felt a home, from the day myself and my husband bought it. I have lived here for 47 years. We extended it for a growing family. We have loved living here. I would hope whoever buys it will love it too. I am only selling it due to my changed circumstances otherwise I would happily stay here.

Ground Floor

Floor Plan



GROUND FLOOR
GROSS INTERNAL AREA
GROUND FLOOR 49.87m² FLOOR 1 35.7 m²
TOTAL : 85.6 m²
SCALE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



First Floor



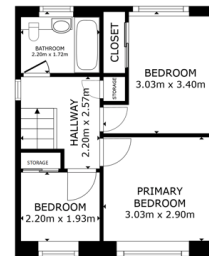
Kitchen



Open Plan Lounge Diner



Floor Plan



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 49.87m² FLOOR 1 35.7 m²
TOTAL : 85.6 m²
SCALE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Bedroom



Bedroom



Bathroom



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 - 615.80 kwh

Average Annual Gas Bills - 3723.93 kwh

Average Annual Water Bills - £420

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Changed at various times

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Changed at various times

Boiler Location - Kitchen

Approximate Electrical System Installation Date - House built, but some things changed over the years

Approximate Electrical System Test Date - Various jobs done to electricals

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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		82
(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	