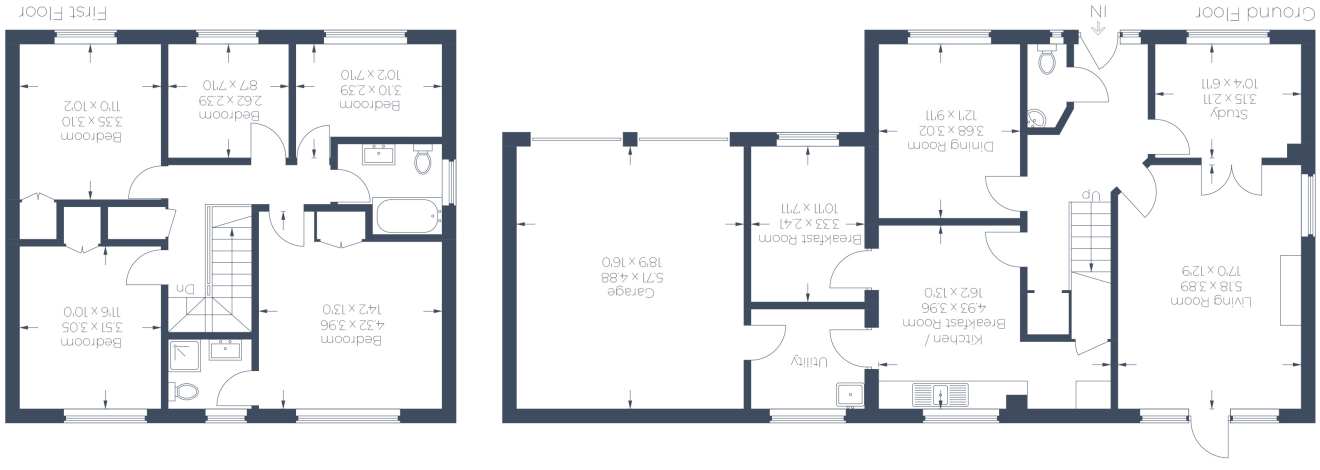


Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A

Very energy efficient - lower running costs  
Very energy efficient - higher running costs

Illustration for identification purposes only. Measurements are approximate, not to scale.  
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Approximate Gross Internal Area  
Ground Floor = 115.8 sq m / 1,246 sq ft  
First Floor = 71.4 sq m / 768 sq ft  
Total = 187.2 sq m / 2,014 sq ft  
(Including Garage)



- DETACHED 5 BEDROOM PROPERTY
- 3/4 Reception Rooms
- Private South facing rear garden
- Potential to extend (subject to necessary planning permission).
- OFFERED WITH NO CHAIN
- PRESTIGIOUS LOCATION OVER LOOKING THE VILLAGE GREEN
- Double Garage
- Private NON ESTATE location
- In need of full internal renovation and updating



**Ground Floor**

**Entrance Hall**

Approached via PVC double glazed entrance door to front aspect, built in cloaks cupboard, staircase rising to first floor landing, coving to ceiling, radiator, doors leading off to cloakroom, study, lounge, family room and kitchen/ breakfast room.

**Cloakroom / WC**

Window to front aspect, radiator, low level WC, wall mounted corner wash hand basin, radiator.

**Study**

3.93m x 2.12m (12' 11" x 6' 11") . Double glazed window to front aspect offering open views over the village green, coving to ceiling, radiator, double doors to lounge.

**Lounge**

5.387m x 4.01m (17' 8" x 13' 2"). double glazed window to side aspect, double glazed door and two windows leading out to the rear garden, two radiators, fireplace, coving to ceiling

**Dining Room**

3.64m x 3.05m (11' 11" x 10' 0"). double glazed window to front aspect offering views over the village green, parquet flooring, coving to ceiling, radiator, serving hatch to kitchen

**Kitchen**

3.86m x 3.07m (12' 8" x 10' 1") plus recess area of 1.92m x 1.52m (6'3" x 4'10"). Double glazed window rear aspect with views over the rear garden. The kitchen is in need of renovation, it currently comprises of double drainer stainless steel sink unit, and base cupboards, built in under stairs storage cupboard, radiator. Doors leading to the Utility and to the Breakfast Room.

**Breakfast Room**

3.34m x 2.51m (10' 11" x 8' 3"). double glazed window to front aspect offering views over the village green, radiator, coving to ceiling.

**Utility Room**

2.47m x 2.13m (8' 1" x 7' 0") Double glazed window to rear aspect, door to garage, butler sink, coving to ceiling, oil central heating boiler.

**First Floor Landing**

**Landing**

Galleried landing, loft access, built in airing cupboard, doors leading off to bedrooms and bathroom.

**Bedroom One**

3.976m x 3.579m (13' 1" x 11' 9"). Double glazed window to rear aspect with views over the garden. Built in wardrobe, radiator. Door to En-suite

**En suite Shower Room**

Double glazed window to rear aspect. In need of refurbishment. Coloured suite comprising of low level WC, shower basin, pedestal wash basin.

**Bedroom Two**

3.487m x 3.062m (11' 5" x 10' 1"). Double glazed window to rear aspect offering views over the rear garden, built in wardrobe, radiator.

**Bedroom Three**

3.324m x 3.07m (10' 11" x 10' 1"). Double glazed window to front aspect offering views over the village green, radiator, built in wardrobe.

**Bedroom Four**

2.608m x 2.349m (8' 7" x 7' 8"). Double glazed window to front aspect offering views offering views over the village green, radiator.

**Bathroom Five**

3.14m x 2.0m (10' 4" x 6' 7"). Double glazed window to front aspect with views over village green, radiator.

**Bathroom**

Double glazed window to side aspect. In need of refurbishment. Fitted coloured suite comprising of side panelled bath, pedestal wash hand basin, low level WC.

**Double Garage**

5.820m x 4.959m (19' 1" x 16' 3") Attached brick built garage with 2 metal up and over doors, door to rear garden and door to utility room, water tap, power and light.

**Outside**

The property is situated on a good size private plot in this prestigious location over looking Eltisley village green. Driveway to the front of the property offering additional off road parking. The front garden is hedgerow enclosed with established flower and shrub borders, and wrought iron side gated access leading to the rear garden.

A private enclosed established South facing rear garden which is fence and wall enclosed, with large paved patio area, lawn area with flower and shrub borders and beds. Oil tank.

