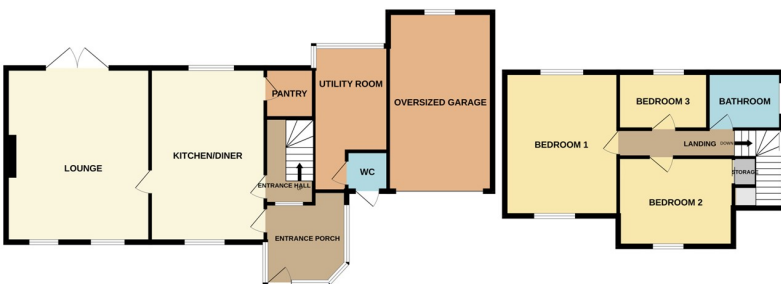




**Hill House Kirkby Underwood Road, Aslackby, Lincolnshire NG34 0HN £350,000**



\*\*\*POTENTIAL POTENTIAL POTENTIAL\*\*\* Rosedale are delighted to offer this village property, located in an elevated position within a generous corner plot with plenty of space for a growing family. This detached character home has been extended to provide a spacious kitchen and lounge, there is also an entrance porch, utility room with access to the garage and WC. Upstairs there are three bedrooms and the main bathroom. Outside is where this property really is something special, with plenty of lawn, established trees, patio areas and traditionally brick built storage sheds. There is also plenty of parking for the whole family leading to a garage. Viewings are highly recommended to fully appreciate this opportunity. EPC Energy Rating E/Council Tax Band E.

### ENTRANCE PORCH

8' 9" x 8' 6" (2.67m x 2.59m) (approx.) Half brick and single glazed construction, tiled flooring, radiator and glazed window.

### KITCHEN/DINING ROOM

19' 0" x 12' 5" (5.79m x 3.78m) (approx.) Fitted with a range of base and eye level units, solid wood work surfaces, breakfast bar, Belfast sink unit with separate water filter system, splash back tiling, built in Neff electric oven and halogen hob with stainless steel chimney extractor hood over, plumbing and space for dishwasher, integrated fridge, tiled flooring, TV point, integrated wine rack, downlighting, UPVC double glazed windows to front and rear and radiator.

### PANTRY

5' 7" x 5' 5" (1.70m x 1.65m) (approx.) Fitted shelving and UPVC window to rear.

### LOUNGE

18' 9" x 15' 6" (5.71m x 4.72m) (approx.) Open fire set in stone built surround with slabbed hearth and display alcoves, solid oak wooden flooring, exposed ceiling beams, TV point, two UPVC windows to front, two double radiators, UPVC double glazed French doors to garden.

### UTILITY ROOM

Fitted with a range of base units with work surfaces over, stainless steel sink unit, tiled splashback, space and plumbing for washing machine, space for tumble dryer, floor mounted boiler, windows to side and rear and door to garage.

### INNER HALLWAY

Stairs to first floor landing, under stairs storage cupboard, glazed window and radiator.

### FIRST FLOOR LANDING

UPVC window to side, picture rail, ladder access to part boarded loft space with light connected.

### BEDROOM ONE

15' 6" x 12' 3" (4.72m x 3.73m) (approx.) UPVC double glazed dormer windows to front and rear and TV point.

### BEDROOM TWO

12' 8" x 9' 6" (3.86m x 2.90m) (approx.) Exposed ceiling beams, over bed light pull, walk in airing/storage cupboard, UPVC window to front and radiator.

### BEDROOM THREE

9' 6" x 6' 3" (2.90m x 1.91m) (approx.) Exposed ceiling beams, UPVC dormer window to rear and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, tiled splashback, heated towel rail, tiled flooring, downlighting and UPVC window to side.

### OUTSIDE

The rear and side garden is enclosed by fencing with mature hedging, laid to lawn mature trees, low maintenance and paved patio.

The front of the property is enclosed by mature hedging, laid to lawn, flower beds, boarders, mature shrubs, a range of trees and a brick built garden store.

There is a gravel driveway and off road parking leading to an integral garage.

### SINGLE GARAGE

Power, lighting, glazed window to rear and door leading to cloakroom.

### AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

