

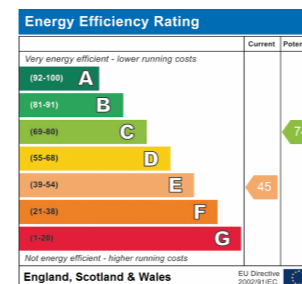


Church Street, Wistow PE28 2QE

Guide Price £325,000



- Beautifully Positioned Non Estate Family Home
- Three Bedrooms
- Three Reception Rooms
- Large Surrounding Mature Gardens
- Garaging And Extensive Driveway
- Huge Scope For Further Development
- Desirable Village Location
- Offered With No Forward Chain



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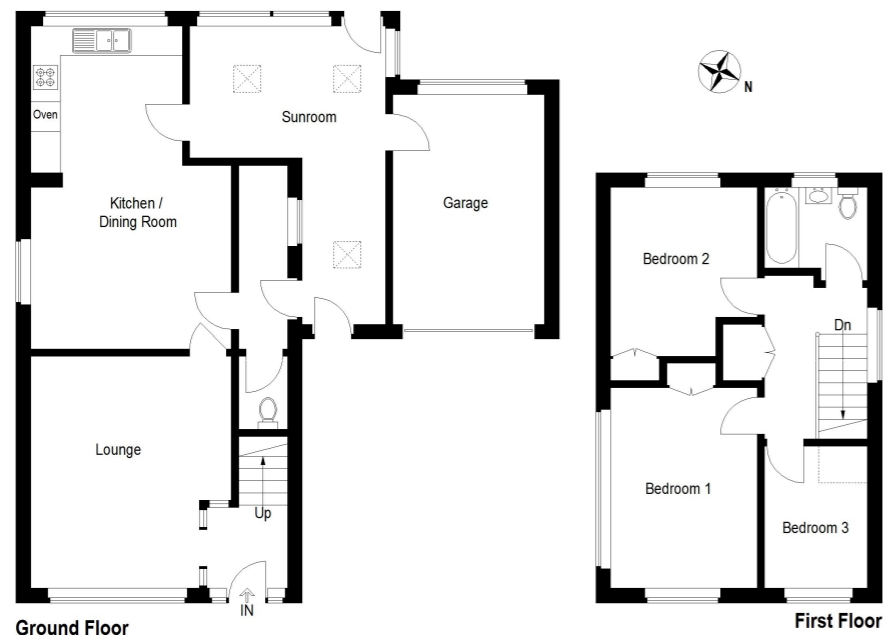
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Ground Floor

First Floor

= Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID967929)
Housepix Ltd



Panel Door To

Reception Hall

Stairs to first floor, double panel radiator, glazed internal panel door to

Sitting Room

15' 9" x 13' 5" (4.80m x 4.09m)

UPVC window to front elevation, double panel radiator, TV point, telephone point, wall light points, inner door to

Dining Room

13' 5" x 10' 6" (4.09m x 3.20m)

Shelved display recess, wall light points, French doors to side aspect, double panel radiator.

Inner Hall

9' 2" x 3' 3" (2.79m x 0.99m)

Under stairs storage cupboard, internal window to **Garden Room**, composite flooring.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC, UPVC window to front aspect, composite flooring.

Kitchen

9' 6" x 8' 10" (2.90m x 2.69m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl sink unit with mixer tap, UPVC window to garden aspect, integral electric oven and ceramic hob with bridging unit and extractor fitted above, base mounted oil fired central heating boiler serving water system, drawer units, glass fronted display cabinet, composite flooring.

Garden Room

19' 8" x 12' 10" (5.99m x 3.91m)

Double glazed windows to two rear aspects and glazed door to front, ceramic tiled flooring.

Garage

Single up and over door, power, lighting and UPVC window to side.

First Floor Landing

UPVC window to side aspect, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

13' 1" x 9' 10" (3.99m x 3.00m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, wardrobe range with hanging and shelving.

Bedroom 2

11' 2" x 9' 10" (3.40m x 3.00m)

Double panel radiator, wardrobe range with hanging and shelving, UPVC window to rear aspect.

Bedroom 3

9' 2" x 6' 7" (2.79m x 2.01m)

UPVC window to front aspect, single panel radiator, over stairs cupboard.

Family Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with folding screen and independent shower unit fitted over, access to loft space, double panel radiator, full ceramic tiling, UPVC window to rear aspect, composite flooring.

Outside

The property stands in wonderfully mature and private gardens with a large frontage primarily lawned with two Cherry trees. The driveway gives provision for several vehicles accessing the **Single Garage** as described. The gardens extend to the rear with a constructed water feature incorporating an ornamental pond, there's an oil tank, a paved seating area and extensive lawns. The gardens are stocked with mixed varieties of mature shrubs and a further selection of fruit and ornamental trees. The garden is enclosed by mature boundaries and offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - C

