

4 Bedroom(s), Detached House, Freehold

The Warren, Rossington.



- 3D Virtual Tour Available
- Modern Kitchen
- Conservatory
- Four Bedrooms En Suite To Master
- Rear Enclosed Garden With Countryside Views

- Lovely Detached Family Home
- Open plan Lounge and Dining Room
- Ground Floor W/C
- Modern and Contemporary Bathroom Suite
- Garage And Driveway Allowing For Off Road Parking

£275,000
For Sale

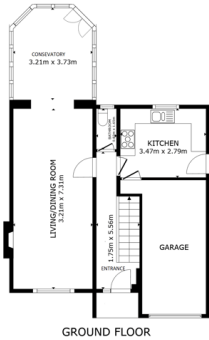
Book your viewing today Tel: 01302 247754

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...Welcoming detached family home situated in a quiet cul-de-sac in a popular location, close to schools and motorways. The rear of the home backs on to open countryside, with fantastic views.

Ground Floor

Floor Plan



GROUND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 58.0 m² FLOOR 1 54.5 m²
EXCLUDED AREAS : PATIO 28.0 m² GARAGE 14.6 m² VERANDA 1.7 m²
TOTAL : 112.5 m²

SOURCE: AGENT'S REPRESENTATION AND REPRESENTATIVE'S MEASUREMENTS



Open Plan Lounge and Dining Room



Entrance Hallway



Conservatory



Kitchen



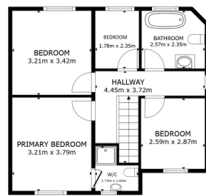
Ground Floor W/C



Second Bedroom

First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 58.0 m² FLOOR 1 54.5 m²
EXCLUDED AREAS: PATIO 8.0 m² GARAGE 14.0 m² VERANDA 1.7 m²
TOTAL: 112.5 m²



Third Bedroom

Master Bedroom With En Suite



Fourth Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £240

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2012

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2012

Boiler Location - Garage

Approximate Electrical System Installation Date - 1997

Approximate Electrical System Test Date - Jan 24

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - No

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		
(69-80) C		76
(55-68) D	63	
(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 