

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

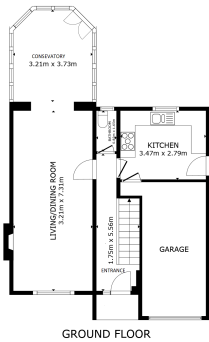
Book your viewing today Tel: 01302 247754

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



GROSS INTERNAL AREA
GROUND FLOOR 56.0 m² FLOORS 1 54.5 m²
EXCLUDED AREAS - PATIO 8.9 m² GARAGE 14.6 m² VERANDA 1.7 m²
TOTAL 135.5 m²

Matterport

Open Plan Lounge and Dining Room



Entrance Hallway



Conservatory



Kitchen



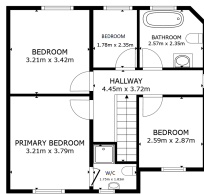
Ground Floor W/C



Second Bedroom

First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
GROUND FLOOR 58.0 m² FLOOR 1 54.5 m²
EXCLUDED AREA: 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



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



We make it happen.

Tel: 01302 247754

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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 