

**3 Bedroom(s), Detached House, Freehold**

**Parkland Drive, Rossington.**



- 3D Virtual Tour Available
- Lovely and Well Presented Detached Family Home
- Ground Floor W/C
- Tandem Garage with Workspace and Driveway  
Allowing for Multiple Cars To Park

- Two Reception Rooms
- Kitchen and Utility Space
- Three Double Bedrooms En Suite to Master
- Front and Rear Gardens

**£289,950**  
**For Sale**

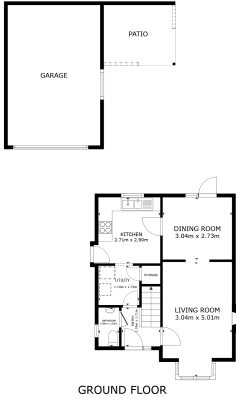
*Book your viewing today* Tel: 01302 247754

## 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... This lovely 3 bedroom detached house with parking for 4 cars and double tandem garage has a private rear garden and is found in a popular location in Rossington, close to motorway links and many local amenities.

## Ground Floor

### Floor Plan



GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR 81.7 m<sup>2</sup> FLOOR 1 39.8 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE 26.3 m<sup>2</sup> PATIO 7.7 m<sup>2</sup>  
 TOTAL: 145.1 m<sup>2</sup>

SIZES AND CAPACITIES ARE APPROXIMATE, ACTUAL MAY VARY



## Open Plan Lounge and Dining Room



## Kitchen



## Utility Space



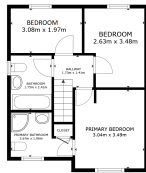
## Ground Floor W/C



Bedroom

## First Floor

### Floor Plan



FLOOR 1



GROSS INTERNAL AREA  
 GROUND FLOOR 41.3 m<sup>2</sup> FLOOR 1 38.8 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE 24.3 m<sup>2</sup> PATIO 3.7 m<sup>2</sup>  
 TOTAL: 104.1 m<sup>2</sup>



Bedroom



Family Bathroom

## Master Bedroom With En Suite



## External

### Front Aspect



### Rear Garden



Tenure - Freehold

Solar Panels - No

Space Heating System - gas condensing combi boiler/ hive controller

Approximate Heating System Installation Date approx. 10 years-

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - approx. 10 years

Boiler Location - utility room

Approximate Electrical System Installation Date - 26 years ago

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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.

## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £300

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.



*We make it happen.*

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**Energy Performance Certificate**