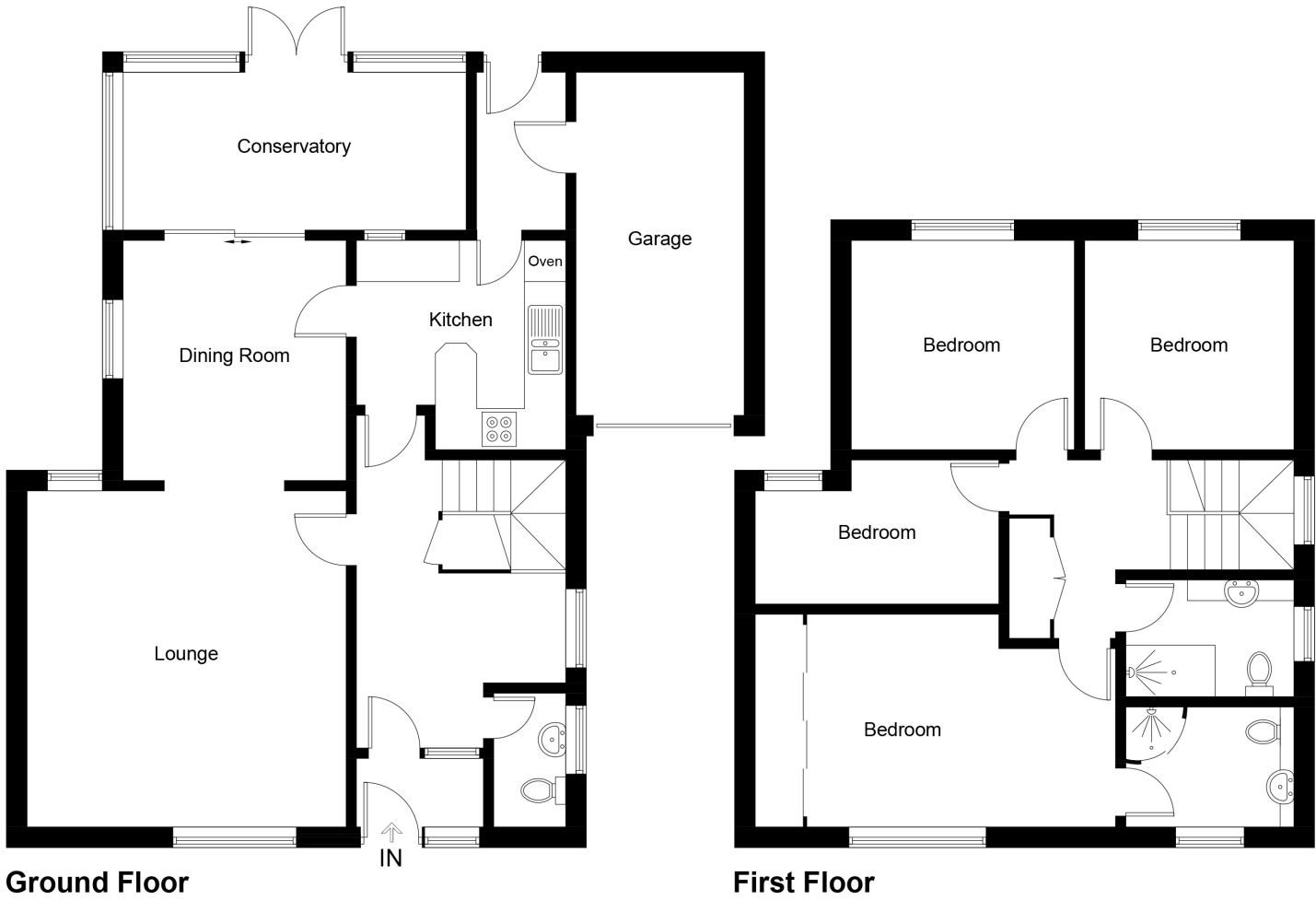




13 Fosse Lane

Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft
(Including Garage)



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1144894
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This desirable family home is one of just three built in the 1970's to a unique design. Located in this little known, but very desirable Cul de Sac off the historic Silver Street, this spacious and much loved home is well placed for access to local schools, the town centre and nearby countryside. Available with no onward chain, the well maintained accommodation briefly comprises; Entrance Porch, Reception Hall, Cloakroom, Sitting Room with open fire, Dining Room, Conservatory, Kitchen, Utility Room and Rear Lobby, four double Bedrooms En Suite Shower Room and Family Shower Room. Outside there are gardens to the front and rear, the latter being a delightful, west facing wild flower garden with host of features, a block paved driveway and Garage with electric door.



ROOM DESCRIPTIONS

Entrance Porch
Entered via hardwood glazed door with matching double glazed side panel. Tiled Floor. Hardwood glazed door with double glazed side panel opens in to Reception Hall.

Reception Hall
16' 1" x 10' 0" (4.90m x 3.05m) max
Door to Living Room, Kitchen and W.C. Stairs rising to first floor accommodation. Under stair storage cupboard housing "Vaillant" boiler. Radiator and UPVC double glazed window to side.

Cloakroom
Tiled and fitted with a suite comprising a range of vanity units with inset basin and concealed cistern low level W.C. Radiator. Double glazed window to side.

Sitting Room
16' 0" x 13' 3" (4.88m x 4.04m)
Delightful dual aspect room with double glazed window to front and full height double glazed window to rear. Radiator and opening to Dining Room.

Dining Room
10' 3" x 11' 7" (3.12m x 3.53m)
Radiator and double glazed window to side. Sliding patio doors to Conservatory. Door to Kitchen.

Conservatory
15' 7" x 8' 0" (4.75m x 2.44m)
Of dwarf wall and UPVC double glazed construction with French doors to Rear Garden.

Kitchen
9' 11" x 9' 0" (3.02m x 2.74m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl stainless sink and drainer with mixer tap and tiled splashbacks . Built in electric double oven and hob with concealed extractor over. Radiator and tiled floor. Double glazed window to rear. Doors to Dining Room and Utility Room.

Utility Room
8' 2" x 5' 6" (2.49m x 1.68m)
Space and plumbing for washing machine and upright fridge freezer. Door to Garage and Rear Lobby.

Rear Lobby
10' 3" x 6' 7" (3.12m x 2.01m)
Of hardwood and double glazed construction with door to Rear Garden.

Landing
Loft access with pull down ladders. Large double glazed window to side. Double airing cupboard with immersion tank. Access to all Bedrooms and Family Shower Room.

Bedroom 1
14' 10" x 10' 5" (4.52m x 3.17m)
Fitted with a range of mirrored wardrobes. Radiator and double glazed window to front. Door to En Suite Shower Room.

En-Suite Shower Room
8' 0" x 5' 3" (2.44m x 1.60m)
Tiled and fitted with a white suite comprising; shower quadrant with thermostatic shower plus a range of

Bedroom 2
10' 4" x 10' 3" (3.15m x 3.12m)
Radiator. Double glazed window to rear.

Bedroom 3
10' 2" x 10' 1" (3.10m x 3.07m)
Radiator. Double glazed window to rear.

Bedroom 4
11' 0" x 6' 10" (3.35m x 2.08m)
Radiator. Double glazed window to rear.

Shower Room
8' 0" x 5' 10" (2.44m x 1.78m)
Tiled and fitted with a white suite comprising large walk in shower unit with an electric shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and double glazed window to side.

Front Garden
Enclosed by natural hedging and laid to lawn with a pathway to house.

Driveway & Garage
Block paved driveway to Garage with electric roller doors to front. Power connected. Pedestrian door to Utility.

Rear Garden
Fully enclosed by natural stone wall, fencing and natural hedging this glorious garden has been designed with nature in mind. The wild flower lawn is edged with a variety of shrubs, there is also a water feature, pond and pathway. A gravelled area to the side, a timber shed and and gated access to front. Outside tap.

Tenure & Council Tax Band
Tenure: Freehold
Council tax Band: E

