



Skylark Avenue
Mountsorrel, LE12 7FY

£235,000

Property Features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINER
- CARPORT AND DRIVEWAY
- FRONT AND REAR GARDENS
- DOUBLE GLAZING
- GAS CENTRAL HEATING

Full Description

A MOST ATTRACTIVE SEMI DETACHED HOUSE within this popular development being offered for sale with NO UPWARD CHAIN. To the ground floor, the entrance hall gives way to a SPACIOUS, BAY FRONTED LOUNGE and KITCHEN/DINER, whilst upstairs provides THREE BEDROOMS and family bathroom. Outside to the front is a pretty, walled garden with an enclosed rear garden, having terrace perfect for dining 'al fresco', (British weather permitting!), and adjacent DRIVEWAY and CARPORT providing PARKING FOR THREE CARS, thus completing the picture of this LOVELY HOME in a sought after residential location within this well placed commuter village.

ENTRANCE HALL

Front door into entrance hall with stairs to first floor, radiator, carpet and door leading to living room.

LIVING ROOM

16' 0" x 10' 3" (4.88m x 3.12m)

PVCu double glazed bay window to front elevation, fireplace with living flame effect gas fire and marble surround, 2 radiators, carpet and door into kitchen/dining room.

KITCHEN/DINER

13' 8" x 9' 1" (4.17m x 2.77m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated oven, built in gas hob, space for under counter fridge and washing machine, laminate flooring, door with glass panel to garden and PVCu double glazed window to rear elevation.

LANDING

Access to loft and doors to all bedrooms, bathroom and storage cupboard. Carpet to floor.



MASTER BEDROOM

11' 8" x 9' 3" (3.56m x 2.82m)

PVCu double glazed window to rear elevation, fitted wardrobes, radiator and carpet.



BEDROOM TWO

10' 0" x 6' 9" (3.05m x 2.06m)

PVCu double glazed window to front elevation, radiator and carpet.

BEDROOM THREE

7' 0" x 6' 9" (2.13m x 2.06m)

PVCu double glazed window to front elevation, radiator and carpet



BATHROOM

Fitted with a three piece suite comprising close coupled WC, pedestal wash hand basin and bath with shower over and fitted glass shower screen, radiator, laminate flooring and PVCu double glazed window to side elevation.



OUTSIDE

To the front of the property is a lawn garden with pathway to front door, enclosed by a brick wall. To the side of the property is a tarmac driveway and carport. To the rear of the property is a private lawn garden with planted shrubs, patio seating area and decked area, and all enclosed by wooden fencing.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie or Dominique to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.



Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

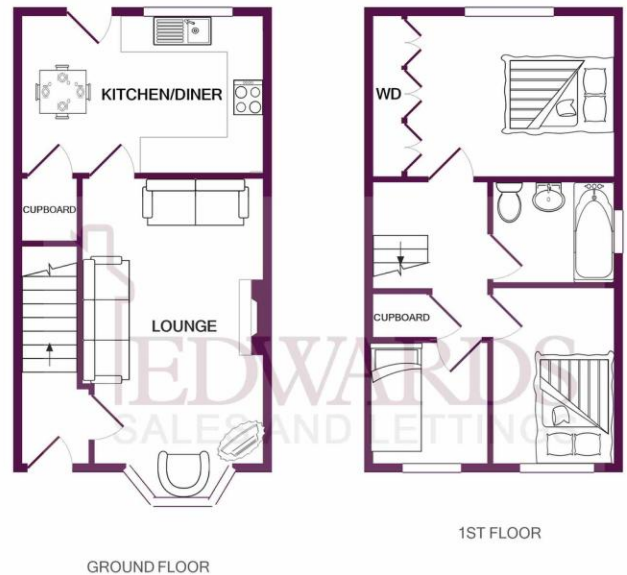
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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