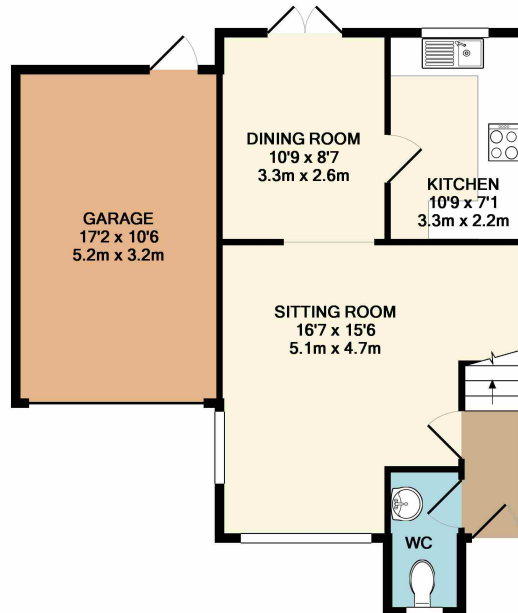


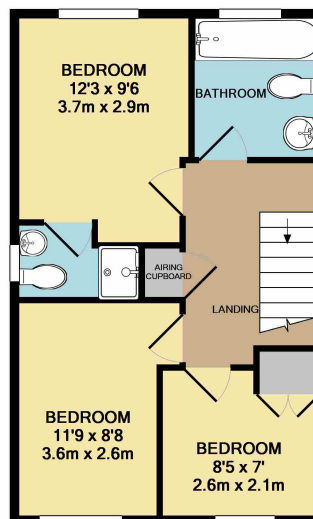


Offered for sale is this three bedroom detached home situated in a mews location in the sought after Kings Park Village and is within walking distance to Lyons Hall Primary School. With benefits such as parking for multiple cars, garage, two reception rooms, en-suite to master bedroom and a ground floor cloakroom it makes an ideal purchase for a young family.





GROUND FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)

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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Entrance Hall - Double glazed UPVC front door, double glazed window to side, radiator, stairs, doors to;

Ground floor cloakroom - Double glazed window to front, radiator, low flush w/c, wash hand basin with tiled splash back, tiled floor.

Sitting Room (16'7" > 12'11" x 15'6" max) - Double glazed window to front and side, radiator, opening to dining room.

Dining Room (10'9" x 8'7") - Double glazed french doors to rear, radiator, door to kitchen.

Kitchen (10'9" x 8'7") - Double glazed window to rear, radiator, wall mounted boiler, space for washing machine, slim line dishwasher and fridge/freezer, eye and base level units with worksurface, inset sink drainer with mixer tap, four ring gas hob with extractor hood over, electric oven, tiled splash back.

First Floor

Landing - Double glazed window to side, airing cupboard, loft access, doors to;

Bedroom One (12'3" x 9'6") - Double glazed window to rear, radiator, door to en-suite.

En-suite - Double glazed window to side, tiled floor, tiled walls, shower cubicle with mixer shower, wash hand basin, low flush w/c, heated towel rail.

Bedroom Two (11'9" x 8'8") - Double glazed window to front, radiator.

Bedroom Three (8'5" x 7') - Double glazed window to front, radiator, storage cupboard.

Bathroom - Double glazed window to rear, paneled bath with mixer tap and shower attachment, low flush w/c, wash hand basin, radiator, part tiled walls.

External

Rear Garden - Raised lawn with patio area, side access, shed to remain, timber fence boundaries with shrub planted borders, rear door into garage.

Front - Parking for multiple cars with access to single garage with up and over door, power and light.

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