Rosedale PROPERTY AGENTS

'Making your move easier'

1 Stainby Road, Colsterworth NG33 5JB £150,000

POPULAR VILLAGE LOCATION*Offers are invited over £150,000 for this well presented Victorian property located in the village of Colsterworth, with easy access to the A1. This property has been updated with a refitted bathroom, refitted kitchen and a utility room with down stairs WC. There are two good size reception rooms and upstairs there are two double bedrooms and a family bathroom. Outside there is a two tiered garden with off road parking to the side. To fully appreciate this property viewing is highly recommended. EPC energy rating D.

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ENTRANCE HALL
Composite door to the front. Laminate flooring, stairs to first floor accommodation, and stairs to basement (currently used as storage area). Coving to ceiling.

LOUNGE
12' 0" x 10' 0" (3.66m x 3.05m) (approx) Radiator, fireplace, coving to ceiling. UPVC double glazed windows to the front and side.

DINING ROOM
16' 0" x 10' 3" (4.88m x 3.12m) (approx.) Brick fireplace, laminate flooring, coving to ceiling. UPVC double glazed window to the front, UPVC double glazed sash window to rear and UPVC double glazed window to front. Arch to:

KITCHEN
11' 11" x 9' 3" (3.63m x 2.82m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Gas range style cooker and extractor fan. Tiled flooring, downlighting. UPVC double glazed window to the rear. Door to rear porch, access to:

UTILITY ROOM
Space for fridge/ freezer, plumbing for washing machine and tumble dryer. Part tiled, tiled flooring, coving to ceiling. UPVC window to the rear.

CLOAKROOM
Fitted with a two piece suite comprising wash hand basin and WC. Single radiator, coving to ceiling, tiled flooring, part tiled. UPVC double glazed window to the side.

REAR PORCH
5' 11" x 5' 10" (1.80m x 1.78m) Half glazed door to the rear, window to the rear. Concrete flooring.

LANDING
UPVC double glazed window to the front. Wooden flooring, coving to ceiling, single radiator, downlighting.

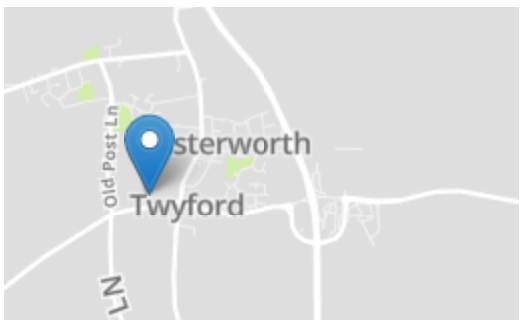
BEDROOM ONE
13' 5" x 10' 0" (4.09m x 3.05m) (approx) Feature fireplace, single radiator, wooden floor, cupboard. UPVC double glazed window to the side.

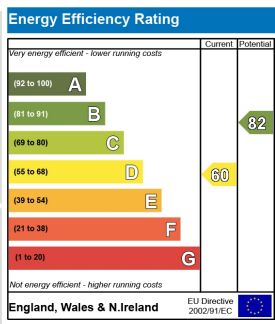
BEDROOM TWO
12' 5" x 10' 2" (3.78m x 3.10m) (approx) UPVC double glazed window to the rear. Wooden flooring, single radiator, coving to ceiling.

BATHROOM
11' 2" x 9' 4" (3.40m x 2.84m) Fitted with a four piece suite, comprising bath, shower cubicle, wash hand basin and WC. Part tiled tiled flooring. Downlighting. UPVC double glazed window to the side.

OUTSIDE
The garden is to the side of the property and has timber fencing, gated to the side. Decking area, paved area. Parking area, shared access.

AGENT NOTE:
The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.





Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

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