



Beacon View



£328,500

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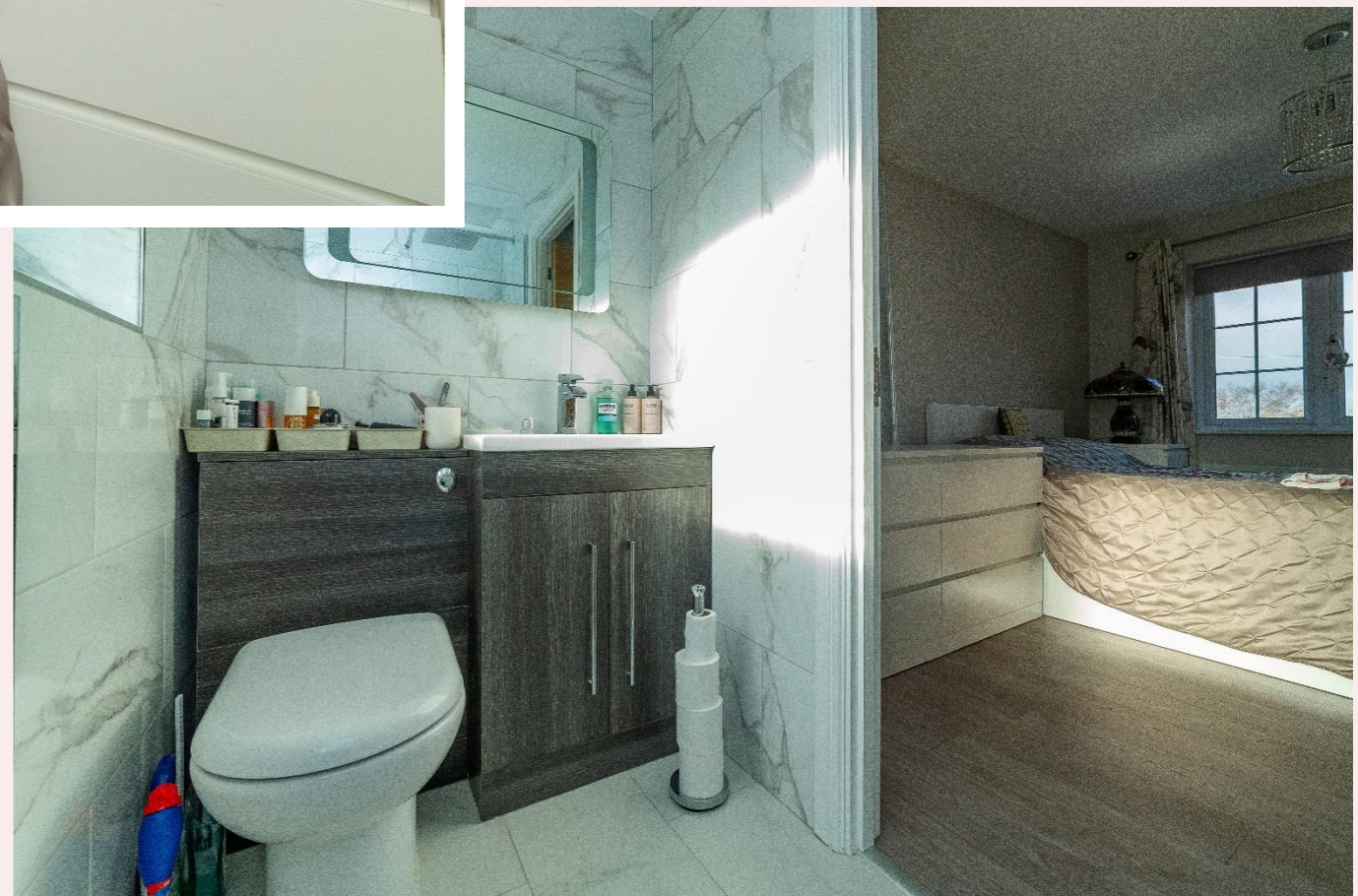


YOUR NEXT
FAMILY HOME.....





Beacon View





Welcome

Extremely well maintained both inside and out, this spectacular detached property is situated in one of the most sought-after postcodes within Ollerton! Designed with families in mind this home offers spacious living accommodation throughout and is finished to a very high standard! The current owner has spared no expense with upgraded fixtures and fittings including the kitchen and all three bathrooms! The property briefly comprises kitchen/diner, lounge, utility room and four fantastically sized bedrooms, two of which have their very own ensuite bathrooms. Furthermore, the property is very economical, the extra loft insulation and solar panels which are owned outright can generate an income of approx £1000 per year! The EPC rating of this property is A!! Viewings are an absolute must.



Step inside...

Entrance Hall

Storm canopy over the main entrance with UPVC front door leading into the hallway. Finished with oak effect Amtico flooring, understairs storage, radiator, doors to lounge, kitchen/diner and cloakroom. Stairs leading the first floor.

Cloakroom

Downstairs cloakroom with low flush WC, pedestal wash basin, extractor fan, oak effect Amtico flooring and complementary tiled splashbacks.

Lounge 17' 0" x 12' 0" (5.18m x 3.65m)

The spacious lounge has carpet flooring, TVpoint, radiator a large bay window to the front aspect and an additional window to the side.

Kitchen/Diner 19' 0" x 10' 0" (5.79m x 3.05m)

Fitted with a range of modern wall and base units with rolled edge work surface, with inset stainless-steel sink, drainer and mixer tap. Integrated appliances including double oven, induction hob, dishwasher and space for freestanding fridge/freezer. Oak effect Amtico flooring, uPVC window to the rear, uPVC french doors to the garden and a door leading into the utility room. An area for dining and radiator.

Utility Room

Wall and base units with space and plumbing for washing machine and tumble dryer, single stainless steel sink and mixer tap, oak effect Amtico flooring and rear door to the side exit.

Landing

Balustrade galleried landing with storage cupboard and UPVC double glazed window to the front. Loft access via loft ladder.

Master Bedroom 16' 0" x 12' 0" (4.87m x 3.65m)

With built in wardrobes with sliding door, uPVC double glazed windows to the front and side, central heating radiator, TV point and carpet flooring.

En-Suite To Master 7' 0" x 5' 9" (2.13m x 1.76m)

Modern three piece fitted with a double walk in Shower with glass screen, pedestal wash basin & low flush WC set on a vanity unit. Fully tiled walls and floor and uPVC double glazed obscured window to the side.

Bedroom Two 8' 0" x 12' 0" (2.44m x 3.65m)

With laminate flooring, central heating radiator, television point and uPVC double glazed window to the front. a door leading into the ensuite.

En-Suite To Bedroom Two 7' 8" x 3' 9" (2.34m x 1.14m)

Modern three piece fitted with a double walk in Shower with glass screen, pedestal wash basin & low flush WC set on a vanity unit. Fully tiled walls and floor and uPVC double glazed obscured window to the rear.

Bedroom Three 8' 0" x 10' 0" (2.44m x 3.05m)

UPVC double glazed window to the rear, television point, central heating radiator and carpet flooring.

Bedroom Four 10' 6" x 6' 0" (3.20m x 1.83m)

UPVC double glazed window to the rear, television point, central heating radiator and carpet flooring.

Bathroom 6' 9" x 8' 11" (2.05m x 2.73m)

Fitted with a modern three-piece suite comprising of panelled bath with mixer tap and shower attachment over, low flush WC, pedestal wash basin, chrome heated towel rail, extractor fan, fully tiled walls and floor, and uPVC double glazed obscured window to the side.

Outside

Front garden has a large tarmac drive for multiple cars and access to the integral garage. The south facing rear garden is laid to lawn with a blocked paved seating area, outside tap, security light, garden shed, gated access to the side and is fully enclosed with concrete post and plinths and wooden 7ft fence panelling.

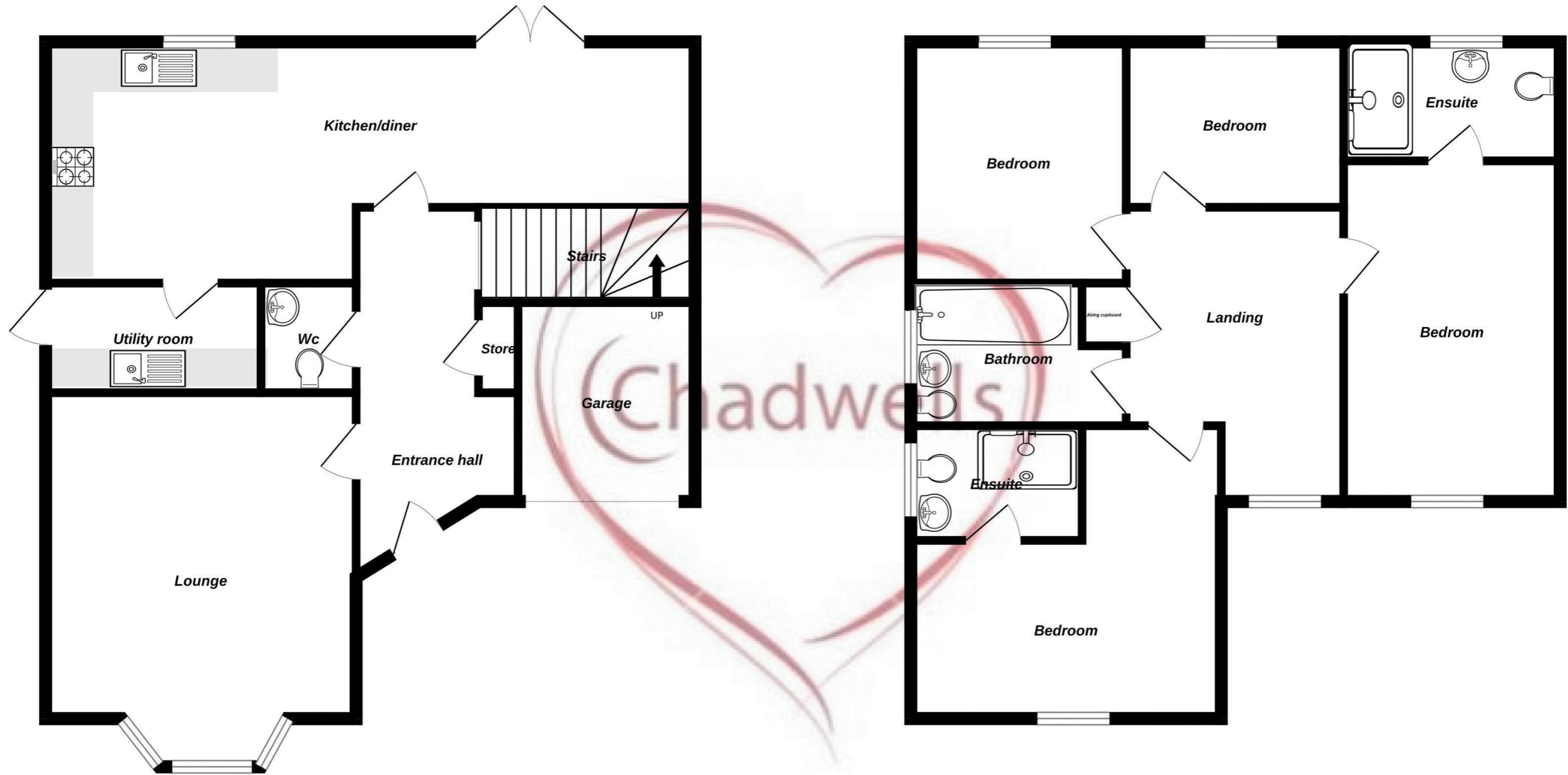
Garage

With up and over door, power and light.

Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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