



Kirklington Road

Eatring



£325,000

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Estate & Letting Agents



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*Unique Opportunity To Purchase
This Character Property In A
Sought After Location...*





Chadwells

Kirklington Road



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Welcome

Formerly the Village Post Office this spacious three-bedroom detached property is full of character and charm and sits proudly within the Village of Eakring. Internally the property boasts three large reception rooms, kitchen/diner, cloakroom and office to the ground floor, with the first-floor housing three well-proportioned bedrooms and a good-sized family bathroom. Internal inspection is a must to appreciate all this property has to offer. Contact our office today to avoid missing out on this rare opportunity.



Step inside...

Reception Room One *18' 4" x 16' 8" (5.60m x 5.07m)*

Accessed through a uPVC glazed door with glazed side panels to the front of the property and having electric panel heater, decorative ceiling light and carpet flooring.

Reception Room Two *15' 11" x 16' 8" (4.86m x 5.08m)*

Currently used as a craft room this spacious reception room benefits from a uPVC window to the front aspect, uPVC door to the side aspect, three ceiling light fittings, electric panel heater and part laminate and carpet flooring.

Kitchen/ Diner *29' 9" x 12' 3" (9.08m x 3.74m) at widest point.*

Fitted with base units having roll top work surface over inset with a ceramic sink. Additional benefits include space and plumber for a washing machine, dishwasher, under counter fridge and upright freezer. Tiled splash backs, uPVC window overlooking the courtyard to the rear, uPVC french doors to the side aspect, electric heater, chrome ceiling light fittings and stairs off to the first floor landing.

Lounge/ Reception Room Three *17' 5" x 15' 7" (5.31m x 4.76m)*

With a feature log burner, two pedant light fittings, TV point, two uPVC windows to the side aspect and carpet flooring.

Office *7' 4" x 8' 0" (2.23m x 2.45m)*

Fitted with a range of wall and base units, tiled splash backs, uPVC glazed door and uPVC window to the side aspect and carpet flooring.

Cloakroom

Fitted with a low flush WC and hand wash basin set in a vanity unit. Obscure uPVC window to the side aspect, vinyl flooring, extractor fan and a separate area for hanging coats.

First Floor Landing

With built in storage, BT point, pendant light fitting and carpet flooring.

Master Bedroom *10' 10" x 17' 1" (3.29m x 5.20m)*

Having uPVC windows to the front and side aspect, electric panel heater, pendant light fitting and carpet flooring.

Bedroom Two *14' 7" x 12' 11" (4.45m x 3.94m)*

Having uPVC window to the front aspect, electric heater, pendant light fitting and carpet flooring.

Bedroom Three *14' 9" x 11' 9" (4.50m x 3.57m)*

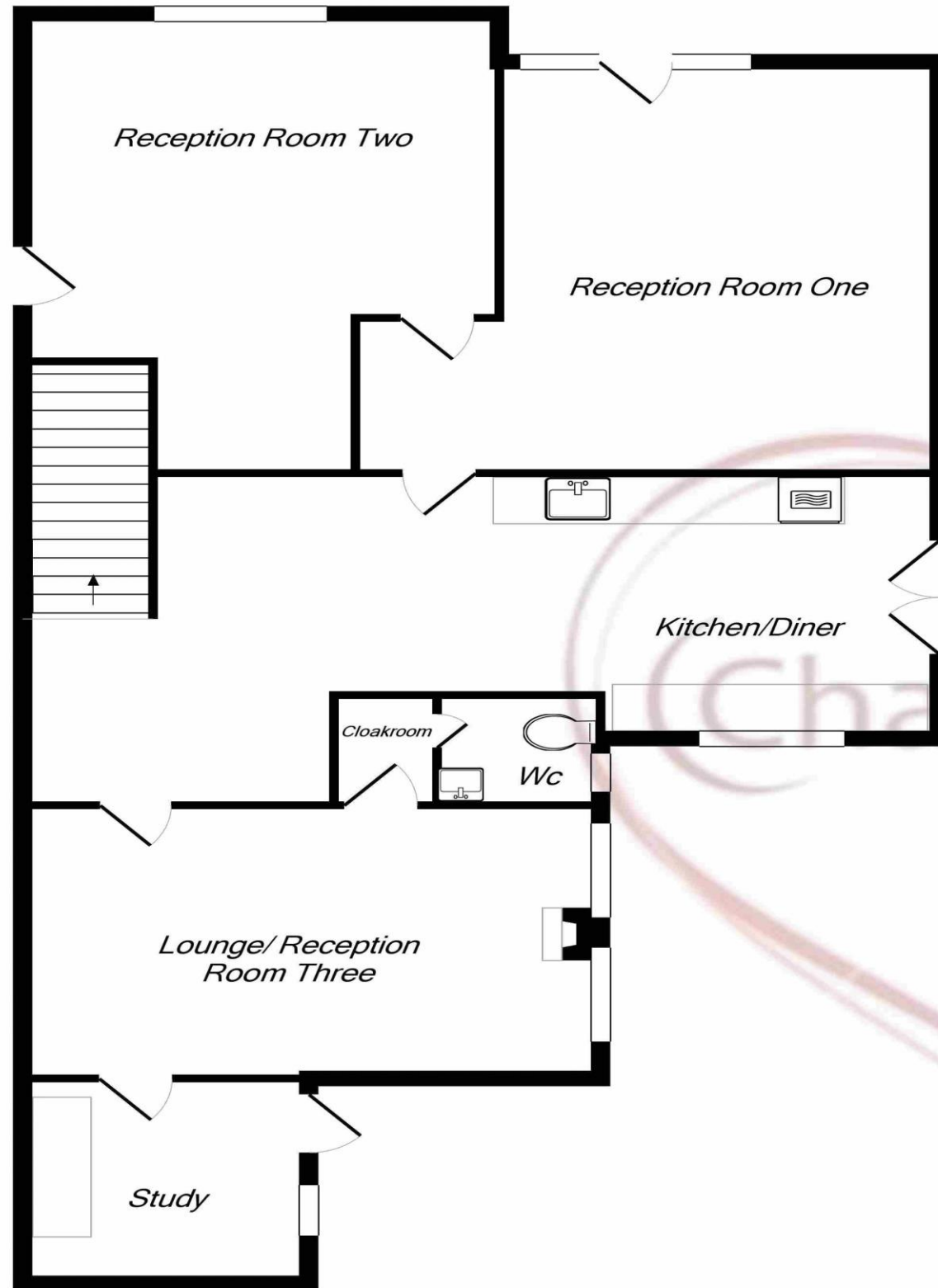
With loft access, electric storage heater, wood window to the side aspect, pendant light fitting and carpet flooring.

Family Bathroom *17' 0" x 5' 3" (5.19m x 1.61m)*

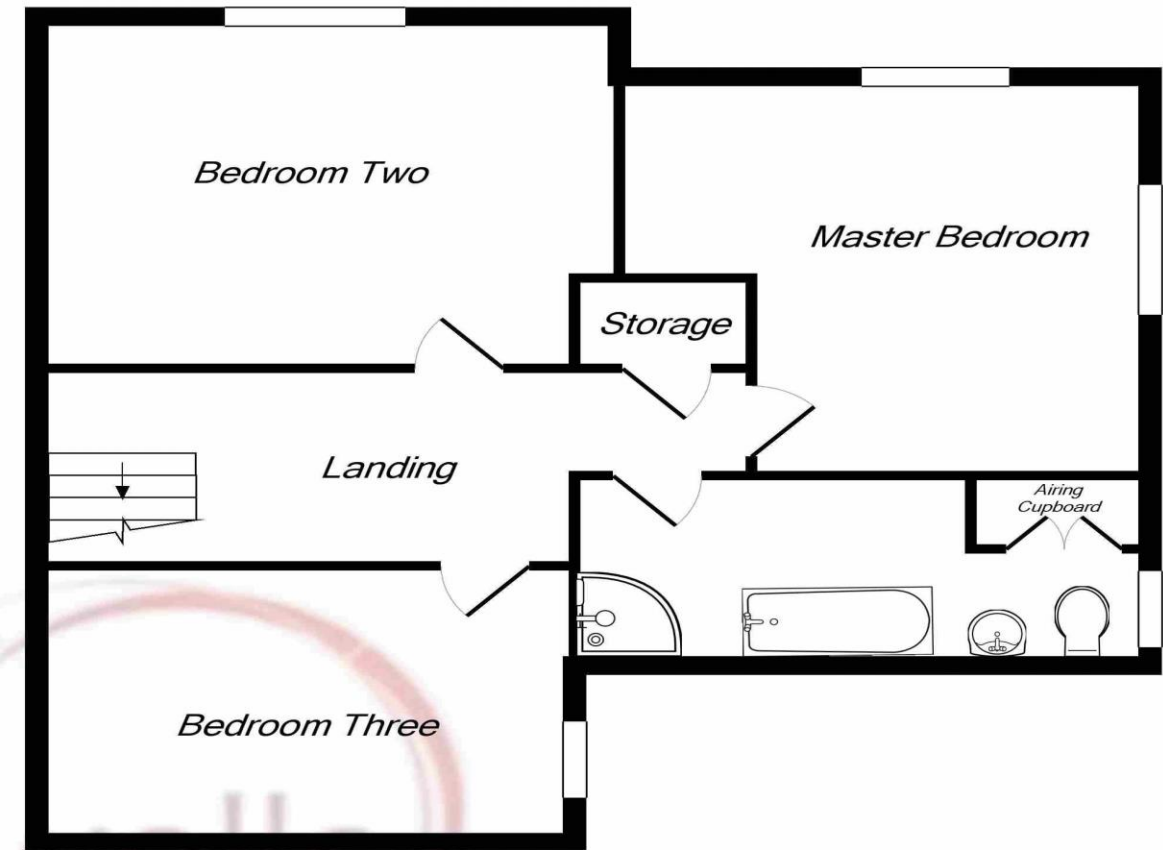
Fitted with a four-piece suite comprising of a corner shower enclosure with an electric shower, white panelled bath, pedestal hand wash basin and low flush WC. Built in airing cupboard, obscure window to the side aspect, tiled splash backs, electric heater, ceiling light, extractor fan and vinyl flooring.

Externally

To the front of the property are planted shrubs with gated access to the driveway which offers ample off road parking. There is also a courtyard to the side of the property which offers the perfect place to sit back and relax surrounded by beautiful planted shrubs and flowers.



Ground Floor
Approx. Floor
Area 1281 Sq.Ft.
(119.0 Sq.M.)



1st Floor
Approx. Floor
Area 762 Sq.Ft.
(70.8 Sq.M.)

Total Approx. Floor Area 2043 Sq.Ft. (189.8 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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