

FOR SALE



Ogden Square, Gonerby Hill Foot
£156,950


MARTIN&CO



Ogden Square, Gonerby Hill Foot

2 Bedrooms, 1 Bathroom

£156,950

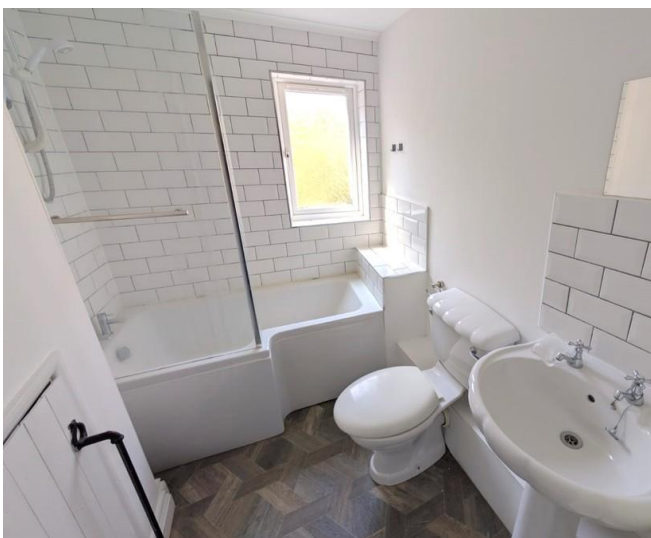
- **** NO UPWARD CHAIN ****
- Period Charm & Character
- Enclosed Private Courtyard Garden
- Kitchen With Built In Appliances
- First Floor Bedroom & Nursery

SITTING ROOM 12' 7 (Ave)" x 12' 2" (3.84m x 3.71m)
The stylish modern entrance door with feature double glazed insert opens into the delightful living room. This well proportioned reception room has charm and character with beams to the ceiling, timber column (appears to be an old ships beam) a wood burning stove inset to fireplace with timber mantle over. The room having a warmth created by timber effect laminate flooring. The window is lead-light double glazed and there is also a radiator. The room has opening leading to the dining kitchen.

DINING / KITCHEN 17' 6" x 9' 3 (narrows to 7'6)" (5.33m x 2.82m) The dining area and kitchen are predominantly open plan creating a lovely dual purpose space ideal for modern living.

DINING ROOM 10' 1" x 9' 3 (max)" (3.07m x 2.82m)
With beam to ceiling, timber laminate flooring and a radiator. Doors to three extremely useful walk in/built in storage areas one forming a great pantry. Lies predominantly open plan to the kitchen partially separated by storage units which can also be utilised as a breakfast bar.

KITCHEN 7' 6" x 6' 5" (2.29m x 1.96m) Stylish modern kitchen fitted with a range of both base and eye level



shaker style units. Inset stainless steel sink/drain unit, free standing double oven with four ring hob and over this in turn a chimney style fan hood . Double glazed window over sink area and double glazed door leading to the rear courtyard..

STAIRS/LANDING The stairs lead to the carpeted landing with radiator and doors leading to

BEDROOM ONE 12' 5" x 10' 9" (3.81m x 3.30m) Good size double bedroom which is carpeted and has a beam to the ceiling. Leaded-light double glazed window, radiator and feature alcove

BATHROOM 7' 7" x 5' 8" (2.31m x 1.73m) Attractively fitted with modern three-piece suite, comprising of bath with shower over, WC and wash hand basin. Double glazed window and radiator.

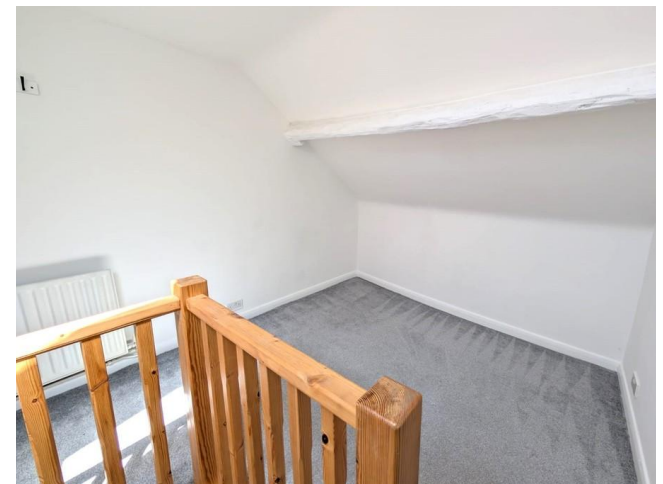
STUDY/POTENTIAL NURSERY BEDROOM 7' 0" x 4' 6" (2.13m x 1.37m) Ideal for us as a study or possibly a nursery bedroom. Carpeted with radiator and double

glazed window.

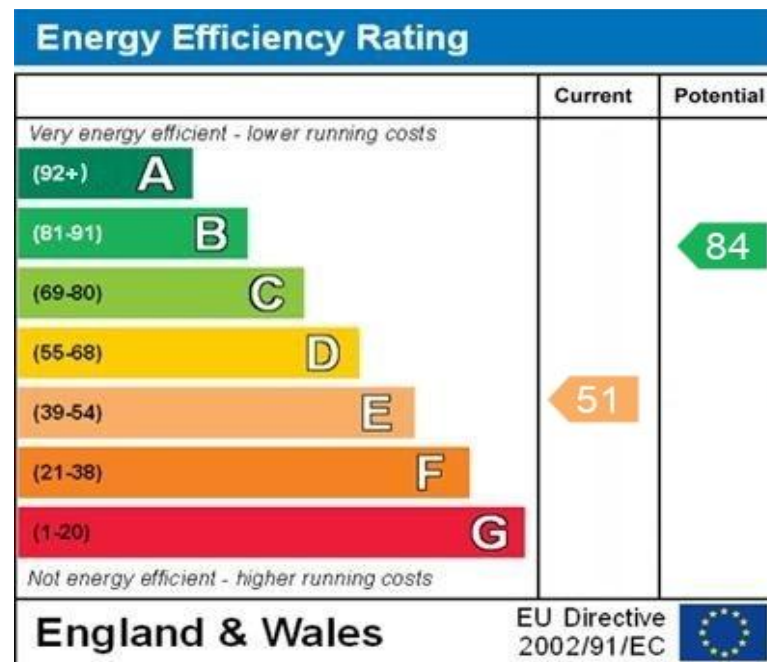
ATTIC ROOM 11' 11" x 9' 7" (including stair well)" (3.63m x 2.92m) A door from the first floor landing opens to stairs which rise quite steeply to the second floor attic room. Built in airing cupboard, two storage cupboards and skylight window. Due to being located in the loft space part of this room has restricted head room due to the pitch of the roof

OUTSIDE To the front of the property there is a picket fence around small garden and path to the front door. To the rear is a charming, west facing private courtyard garden with access to a useful brick built store and gated access to pedestrian right of way returning you back to the front of the property.

These particulars are for the guidance of proposed purchaser/s and do not represent the terms of a contract, they must be accepted as a guide only and are issued without any responsibility for the vendor, Martin & Co or its employees. Measurements shown in

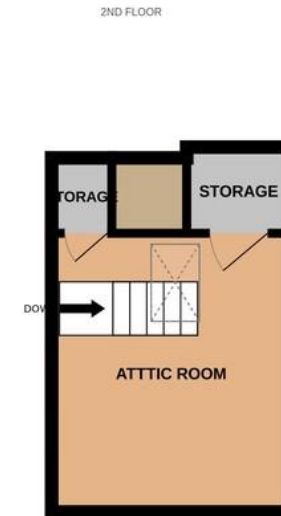
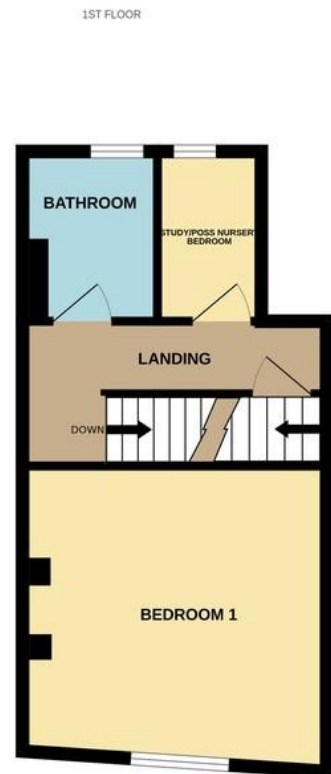
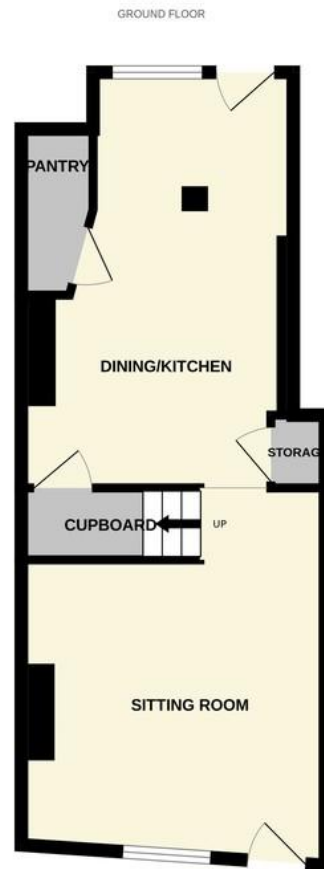


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