

Main Street, Grove

**FIVE STAR**  
P R O P E R T Y



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- Semi Detached Cottage
- Village location
- Two Bedrooms

- Two Reception Rooms
- Garden/Off Road Parking
- EPC Rating: E

**FIVE STAR**  
P R O P E R T Y

Price £185,000

[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)



## Description

BEAUTIFUL PERIOD COTTAGE - SEMI DETACHED - 2 BEDROOMS - LOUNGE, DINING AREA & KITCHEN - GARDEN & PRIVATE PATIO - PARKING - CHARACTER FEATURES - DOUBLE GLAZING - OIL FIRED CENTRAL HEATING - BEAUTIFUL VILLAGE SETTING WITH VIEWS THROUGH TO OPEN COUNTRYSIDE - CALL TO VIEW 01777 708700.

### Entrance Hall 8'10" x 8'6" (2.69m x 2.59m)

A solid timber entrance door opens into the entrance hall, with double glazed windows to the front and side elevations, staircase rising to the first floor accommodation, radiator, tiled floor, under stairs storage cupboard and latch door leading through into the:

### Lounge 13'6" x 12'10" (4.11m x 3.91m)

Having a double glazed bow window to the front elevation, open fireplace with a brick surround and tiled hearth. Television aerial point, accent wall lighting points and radiator.

### Kitchen 10'2" x 7'10" (3.10m x 2.39m)

To incorporate a single drainer white ceramic sink unit with surrounding roll edge work surfaces with tiled splash backs to the work surface areas. A range of wall mounted and base fitted cupboards and drawer, integrated electric oven with four ring electric hob and extractor hood over, plumbing for an automatic washing machine, fridge freezer space, tiled floor and floor positioned oil fired boiler serving the hot water and central heating systems. Built in storage cupboard with fitted shelving, double glazed window to the side elevation and a latch door leading through to the

### Dining Room 11'11" x 8'11" (3.63m x 2.72m)

With double glazed windows to the rear and side elevations, double glazed skylight, radiator, laminate floor and a solid timber external door.

### First Floor Landing

Having access to the principle first floor accommodation via latch doors. Side facing window.

### Master Bedroom 12'6" x 12'3" (3.81m x 3.73m)

Having a double glazed window to the front elevation providing views over open countryside, twin built in wardrobes with hanging rail and shelving and a radiator.

### Bedroom Two 9'0" x 8'6" (2.74m x 2.59m)

With a double glazed window to the front elevation providing views over open countryside and a radiator.

### Bathroom 10'4" x 7'10" (3.15m x 2.39m)

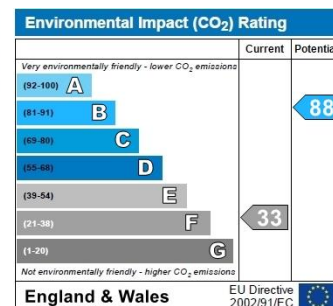
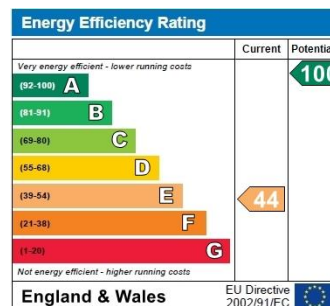
Well appointed bathroom comprising a three piece suite to incorporate a panel bath with an electric shower unit over, pedestal wash basin, low flush toilet. Complementary tiling, access to the roof space via loft hatch, double glazed window to the rear elevation and laminate floor. Extractor fan, built in airing cupboard housing the hot water cylinder with immersion point and a radiator.

## Gardens

The property is approached via a gravelled driveway which provides off street parking for several vehicles with mature tree and hedge to the front boundary. To the front of the property there is a small forecourt garden, the gardens are predominately set to the side of the property being lawn with mature trees and shrubs, with space for a garden shed, the remainder of the garden is enclosed by panel fencing. The rear of the property has a private area ideal for alfresco dining with raised planted borders. The oil tank is also located to the rear of the property.

## Parking

Parking is provided via a gravel driveway that is accessed via a five bar farm gate with matching pedestrian access gate. The parking area has space to accommodate several cars both in front and to the side.



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