

24 Church Lane, Hayton

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



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- 3 Bedroom Semi Detached
- Lounge & Dining Kitchen
- Driveway & Mature Garden

- Views Over Farm Land
- Sought After Village
- EPC Rating: TBC

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

Price £140,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

SOUGHT AFTER VILLAGE LOCATION, UPON A QUIET NO THROUGH ROAD - SEMI DETACHED HOME - 3 BEDROOMS - LOUNGE - DINING KITCHEN - CONSERVATORY - OFF ROAD PARKING - REAR GARDEN - OPEN FARMLAND VIEWS TO THE REAR - SOME UPDATING REQUIRED - NO UPWARD CHAIN - VIEWING ESSENTIAL CALL FIVE STAR PROPERTY - 01777 708700.

### Entrance Hall

The part glazed entrance door opens into the entrance hall: with stairs rising to the first floor accommodation and doors opening into the principle ground floor accommodation.

### Lounge 5.7m x 3.5m (18'8" x 11'6")

With a stone fireplace and tiled hearth, Charnwood enclosed multi fuel stove with fire back boiler, matching stone display unit, front facing window, coving, ceiling rose, two radiators and patio doors to the:

### Conservatory 2.9m x 2.6m (9'6" x 8'6")

Having a brick base with wooden frame over, double glazed windows and French doors to the rear garden, polycarbonate roof, wood flooring and a radiator.

### Dining Kitchen 5.7m x 2.9m narrowing to 1.47m (18'8" x 9'6" narrowing to 4'10")

Comprising of a range of fitted wall and base units, worktops and tiled splash backs over. Stainless steel sink and drainer, halogen hob, extractor fan, double oven and space and plumbing for further appliances, one front facing and two side facing windows, radiator and a door leading to the rear garden.

### Cloakroom 2.3m x 1.9m (7'7" x 6'3")

With useful built in storage cupboards including an under stairs storage cupboard, rear facing window, low flush WC and space for further appliances if required.

### First Floor Landing

Having a rear facing window, loft access point, airing cupboard, radiator and doors into the:

### Master Bedroom 3.9m x 2.10m (12'10" x 6'11")

With a front facing window, range of fitted wardrobes and a built in cupboard over the stairs.

### Bedroom Two 3.5m x 3.2m (11'6" x 10'6")

Having a front facing window, radiator and a built in cupboard set over the stairs.

### Bedroom Three 2.5m x 2.4m (8'2" x 7'10")

With a window to the rear with views over the garden and farmland beyond, fitted open shelving unit, radiator and built in cupboard.

### Shower Room

Comprising of a three piece suite which incorporates an enclosed shower cubicle with mains shower, wash hand basin set within a vanity unit, low flush WC, rear facing window, tiled splash back and a radiator.

### Garden

To the front is a low maintenance gravel garden that has been landscaped and includes a patio and planted borders. The rear garden is laid to lawn and has a mature feel with planted borders to the boundaries.

### Parking

With a hard standing parking area to the front for two cars.



TOTAL AREA: APPROX. 93.4 SQ. METRES

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