ADAMS & JONES

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Service without compromise

4 Ruperts Way, Great Glen, LE8 9GR

Offers Over £250,000

Offered with the benefit of no upward chain is this well maintained semi detached family home. The property is well situated in this popular village with easy access to the school and other local shops and amenities.

The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, lounge, fitted kitchen/diner, landing, three bedrooms and bathroom. There is also private front and rear gardens.

Early internal viewing is highly recommended.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall

Accessed via composite front door. Timber flooring. Opaque double-glazed window. Stairs rise into the first floor with understairs storage cupboard. Boxed radiator. Doors to rooms.

Downstairs WC

Wash hand basin. Low level WC. Timber flooring.

Lounge 15'7" x 10'6" (4.75m x 3.20m)

Double glazed bow window to front elevation. Feature coal effect living flame gas fire and surround. Television point. Radiator. Opening through to kitchen/breakfast room.

(Lounge Photo Two)

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Kitchen/Breakfast Room 18'7" x 9'10" (5.66m x 3.00m)

Two double-glazed windows to rear elevation. Double-glazed door leading out to the rear garden. Fitted base and wall units. Roll edge work surfaces with complimentary tiled splash backs. Fitted oven and four ring gas hob. Stainless steel sink and drainer. Automatic washing machine. Radiator. Tiled flooring. Door to walk in larder.

(Kitchen/Breakfast Room Photo Two)

(Kitchen/Breakfast Room Photo Three)

(Kitchen/Breakfast Room Photo Four)

First Floor Landing

Timber balustrade. Access to loft space. Airing cupboard housing gas fired combination central heating boiler. Doors to rooms.

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Bedroom One 11'8" x 11'8" (3.56m x 3.56m)

Double-glazed window to front elevation. Fitted wardrobe. Radiator. Telephone point. Television point.

(Bedroom One Photo Two)

Bedroom Two 12'11" x 8'11" (3.94m x 2.72m)

Double-glazed window to the rear elevation Radiator. Fitted double wardrobe.

(Bedroom Two Photo Two)

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Bedroom Three 8'8" x 6'8" (2.64m x 2.03m)

Double-glazed window to front elevation. Radiator. Recess and built in wardrobe. Telephone point.

(Bedroom Three Photo Two)

Bathroom

Panelled bath with shower fitment over. Pedestal wash hand basin. Low level WC. Complimentary tiling. Radiator. Wood laminate flooring. Extractor fan. Opaque double glazed window.

Front

Lawned area with side high hedging and front pivot hedge. Block paved path and four court. Gated side pedestrian access to rear garden.

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Rear Garden

Mainly paved and graveled. Enclosed by timber lat fencing and high hedging.

(Rear Aspect Photo)

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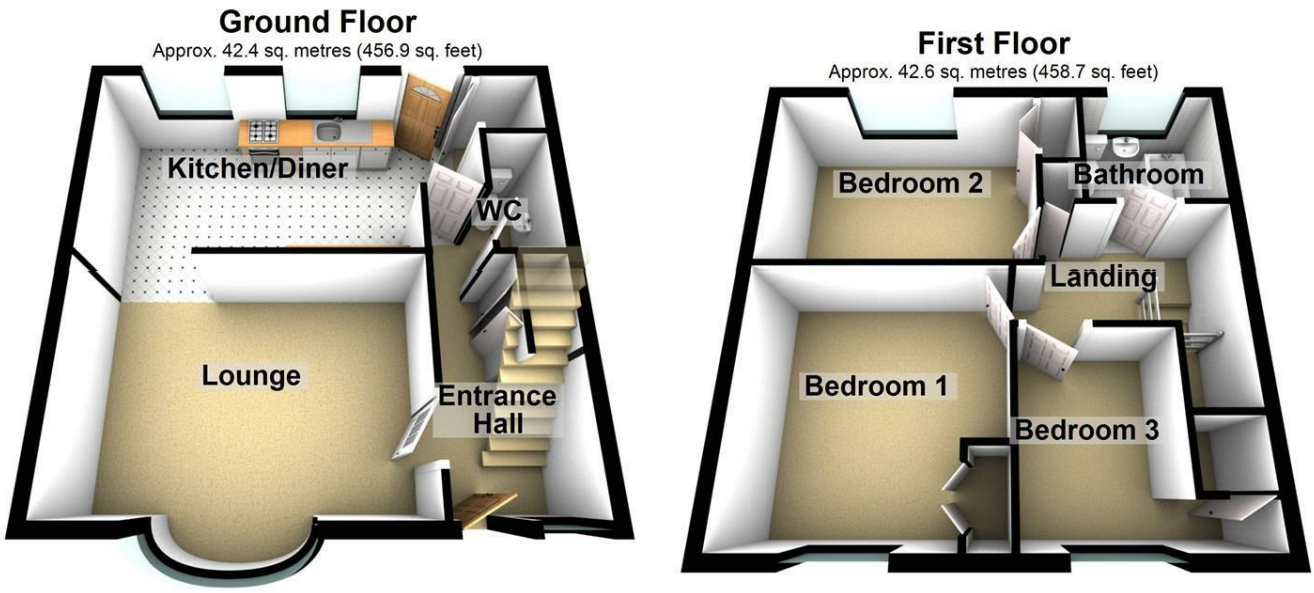
Floor Plan



Total area: approx. 85.1 sq. metres (915.6 sq. feet)

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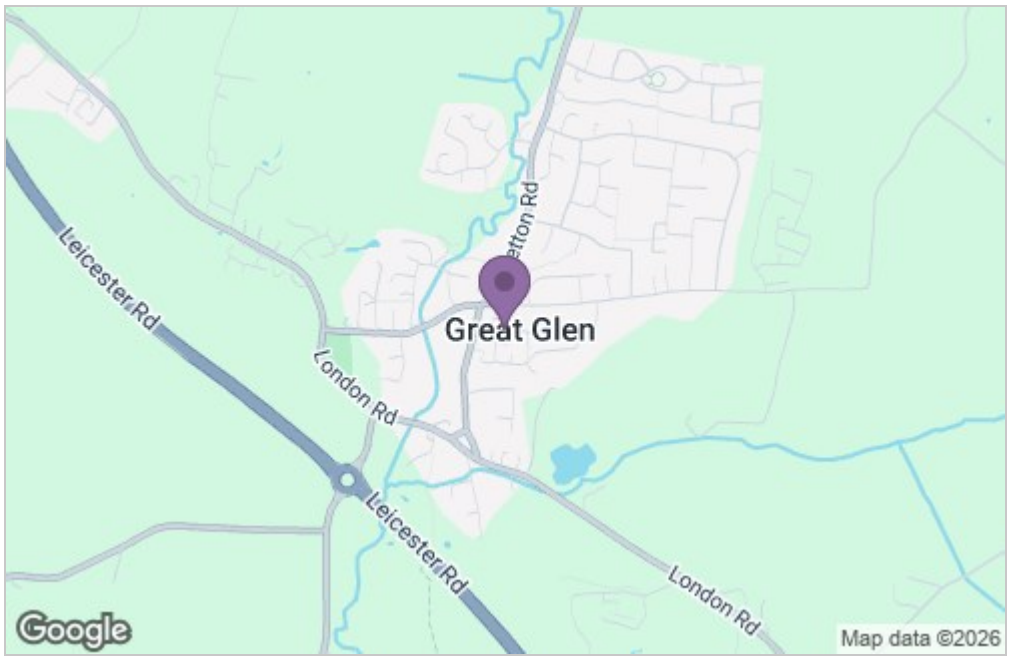
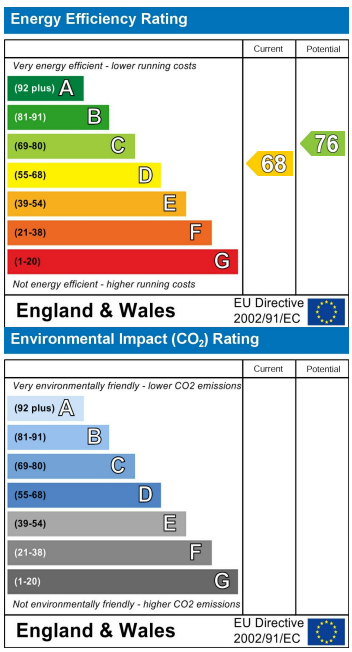
Area Map



Energy Efficiency Graph