



37 London Road

, Shardlow, DE72 2GR

Offers Around £290,000





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## Accommodation

### Dining Room

Having wooden front door leading into dining room, uPVC to front elevation, gas central heating radiator, feature brick built fireplace separating lounge and dining room with pine mantel and log burner stove. The ceiling has all original beams and oak effect Karndean flooring,

### Lounge

Having uPVC windows to the front and side elevation, gas central heating radiator, feature central log burner, beams to ceiling and oak effect Karndean flooring.

### Inner Hallway

Having original beams to the ceiling, oak effect Karndean flooring, under stairs storage and doors and stairs leading to.

### Kitchen

Having uPVC windows to the side and rear elevation, gas central heating radiator, contemporary wall and base units with complementing work surfaces. Integrated electric oven, four gas ring burner with extractor hood over, Belfast sink, built in dishwasher, space for fridge/freezer, Original beams to ceiling and oak effect Karndean flooring.

### Utility

Having uPVC window to the rear elevation, stable door giving access to the rear garden, gas central heating radiator, plumbing for washing machine, beams to ceiling and oak effect Karndean flooring

## Landing

Having uPVC window to side elevation. storage cupboard housing boiler and access to loft.

### Bedroom One

Having uPVC window to the front elevation, gas central heating radiator and built in fitted wardrobes.

### Bedroom Two

Having uPVC window to the front elevation, gas central heating radiator and original feature fire place.

### Bedroom Three

Having uPVC window to side elevation and gas central heating radiator.

### Family Bathroom

Having uPVC window to the rear elevation, freestanding bath with feature taps, W.C, pedestal sink, shower cubicle with waterfall shower, extractor fan, towel rail, tiled flooring and ceiling spotlights.

### Cloakroom / WC

Having uPVC opaque window to the side elevation and W.C.

## Outside Front

Having steps to the front of the property, open porch with lighting, private hedge, shrubs and plants with parking to side of the property accessed via side gate.

## Outside Rear

Having private rear garden with lawn area, established borders, slatted and decking for seating and dining, log storage, summer house and access to front of property.

## Renovation

As you can see, the property has been lovingly upgraded by the current owners including new boiler installation, new fitted bathroom and damp proofing course.

### MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





## Road Map



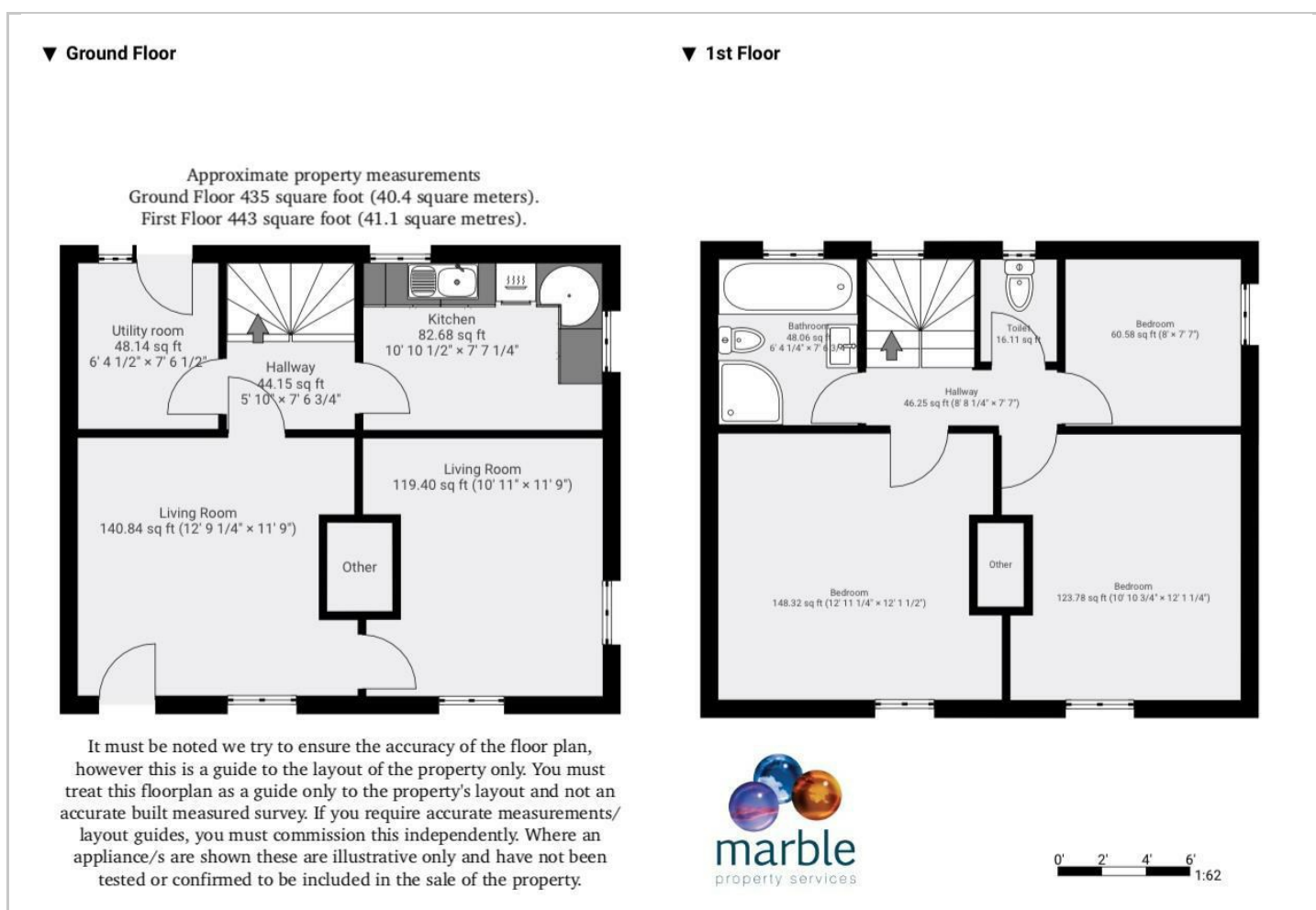
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.