

\*\*\*\* COUNTRYSIDE VIEWS  
TO THE REAR \*\*\*\* QUIET  
COURTYARD DEVELOPMENT  
\*\*\*\* Well presented unique  
property in the heart of the  
highly regarded village of  
Hemington. In brief the  
property offers a porch and  
hall, fitted kitchen, lounge  
diner with doors onto the  
garden and views over the  
countryside. Two bedrooms  
and a modern shower room.  
Parking and a patio garden.  
Offered for sale with no  
upward chain.



## PORCH

Entrance door into the porch with door into the hall and radiator.

## HALL

Door to the kitchen and open into the lounge.

## KITCHEN

Solid wood fitted wall mounted, base and drawer units with work surfaces and a sink unit. Space for range style cooker and fridge freezer, radiator and upvc double glazed window.

## LOUNGE

Feature fireplace, radiator, upvc double glazed window and double doors to the rear with countryside views and a door to to the inner hall.

## INNER HALL

Loft access with pull down ladder and light, good size loft with head room. Doors to -

## BEDROOM 1

Fitted wardrobes and cupboards, radiator and upvc double glazed window.

## BEDROOM 2

Cupboard, radiator and upvc double glazed window.

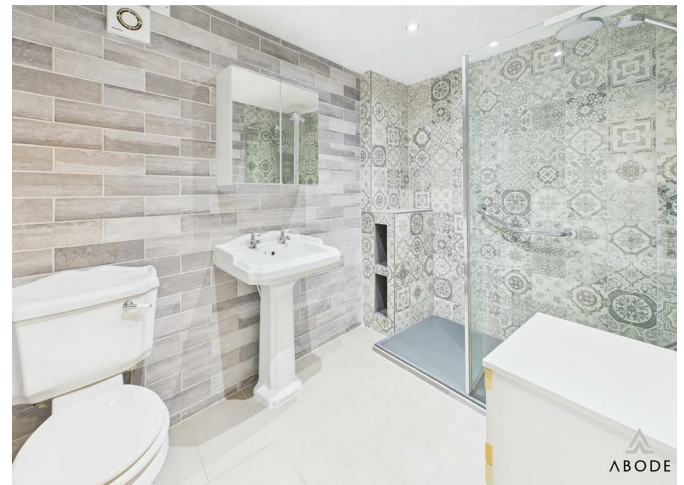
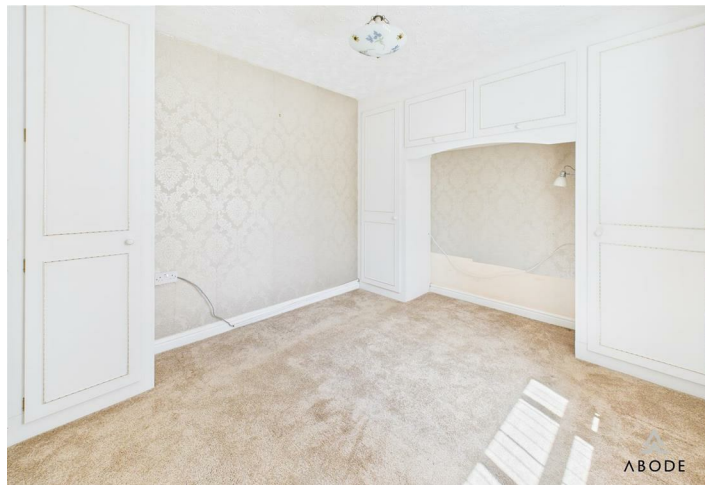
## SHOWER ROOM

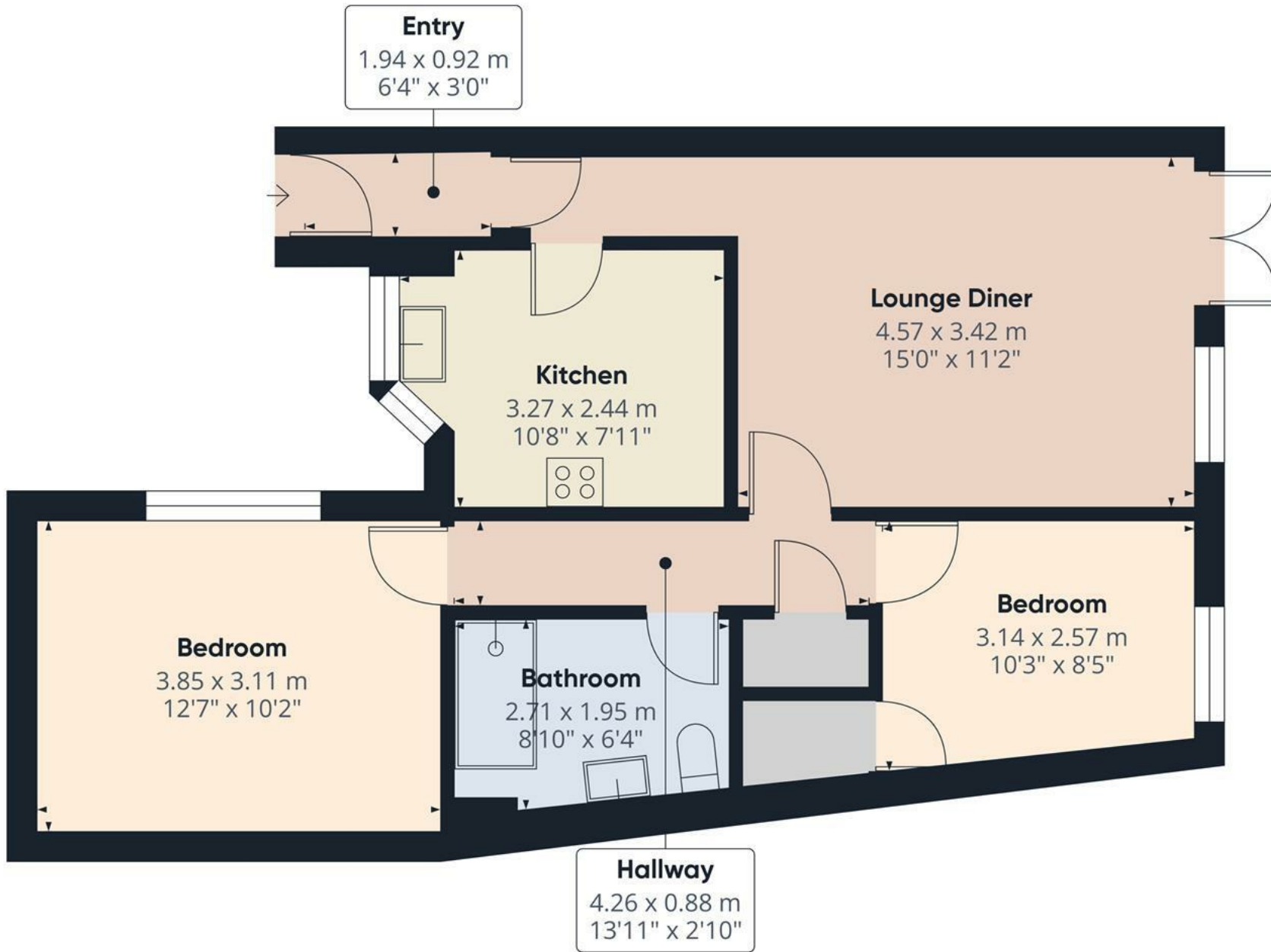
Fully tiled with walk in shower, low flush wc, wash hand basin, chrome heated towel radiator.

## OUTSIDE

Parking and front paved seating area. Rear paved patio and drying area. Countryside views.







Approximate total area<sup>(1)</sup>  
57.2 m<sup>2</sup>  
617 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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