

Hutton Grove, Hartburn



£245,000





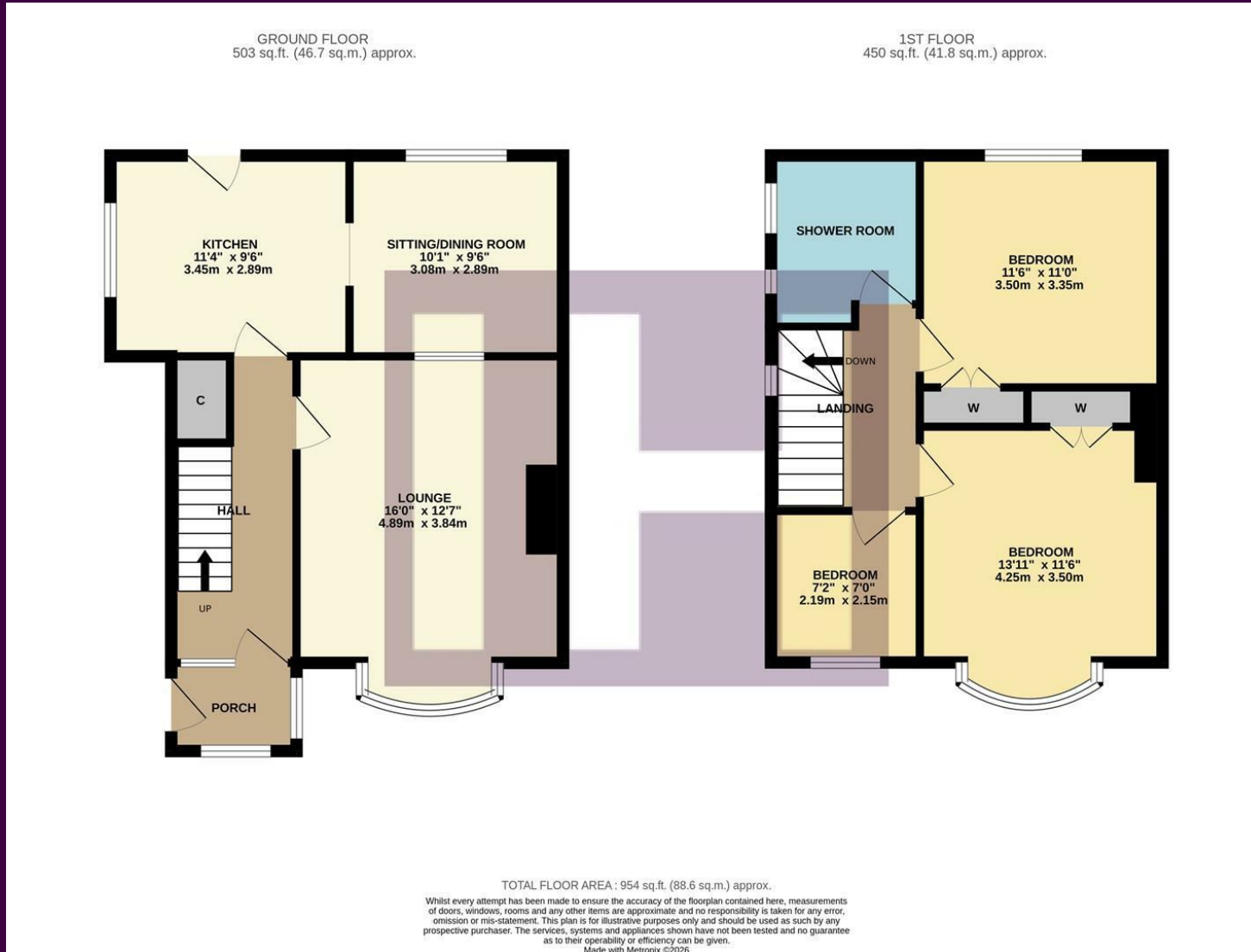
This impressive, traditional 'bay-fronted' property boasts an enviable corner plot, bringing beautiful, established gardens to the front and side, enclosed in dwarf brock-built wall, with gated side access to a generous block-paved drive which approaches the garage, complimented buy the enclosed 'courtyard' style rear garden and patio - a real sun-trap.

Situated within this sought-after 'Hartburn' location, ideally positioned for highly regarded schooling, this is a family home that may appeal to a wide variety of buyers.



Internally, the accommodation briefly comprises an entrance porch, inner hall, large bay-fronted lounge with feature fireplace, fitted kitchen, and further rear sitting/dining room on the ground floor. The first floor delivers three bedrooms, the front bay-fronted and with recessed fitted robes, the second with recessed fitted robes and a further complement of fitted furniture, whilst the separate family shower room has been professionally refitted to a stylish finish.

The Layout



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

The Location



Council Tax Band:
Tenure:

C
Freehold



- Large corner plot within favoured 'Hartburn' location
- Extensive front and side, wrap-around gardens
- Gated block-paved drive, garage, and attractive 'courtyard' rear garden
- Especially well-cared for accommodation
- Impressive refitted first floor shower room
- Viewing advised



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