





**\*\*2220 SQ FT internal\*\*** A superb opportunity to acquire a character four bedroom property, situated within the heart of Rolleston on Dove, having great scope for improvement. The property offers three reception rooms, four double bedrooms with further bedroom potential in the attic room's, two bathrooms, off street parking and an enclosed garden. Please note the property has a flying freehold.



Rolleston on Dove is a picturesque village with local amenities, schools, and community groups, as well as convenient transport links via bus and rail services and easy access to major roads for commuters.

The property features a storm porch leading to an entrance hallway with radiator, stairs to the first floor, and a spacious under stairs storage cupboard. The sitting room boasts a feature fireplace, beamed ceiling, and radiator with views over the front. Next to the hallway is the breakfast kitchen equipped with base and eye-level units, sink with mixer tap, integrated dishwasher, and space for appliances, overlooking the garden.

The living room, with patio doors to the garden, features a fireplace and radiators. Adjacent is the open plan dining room with a decorative banister and window to the rear elevation. An additional lobby provides garden access leading to a utility room and ground floor shower room.

Upstairs, a landing leads to four double bedrooms, some with garden views and one with a fitted wardrobe. The family bathroom comprises a three-piece suite with tiling and a window to the rear. Stairs ascend to two attic rooms with gable end windows.

Outside, wrought-iron railings complement the front with a driveway providing off-road parking. The rear garden, enclosed and sheltered, offers a lawn, herbaceous borders, and a paved seating area.



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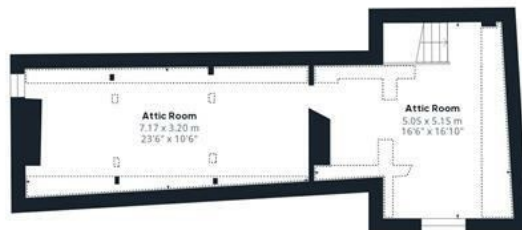




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

206.33 m<sup>2</sup>  
2220.93 ft<sup>2</sup>

**Reduced headroom**

35.14 m<sup>2</sup>  
378.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌘ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



Approximate total area<sup>(1)</sup>

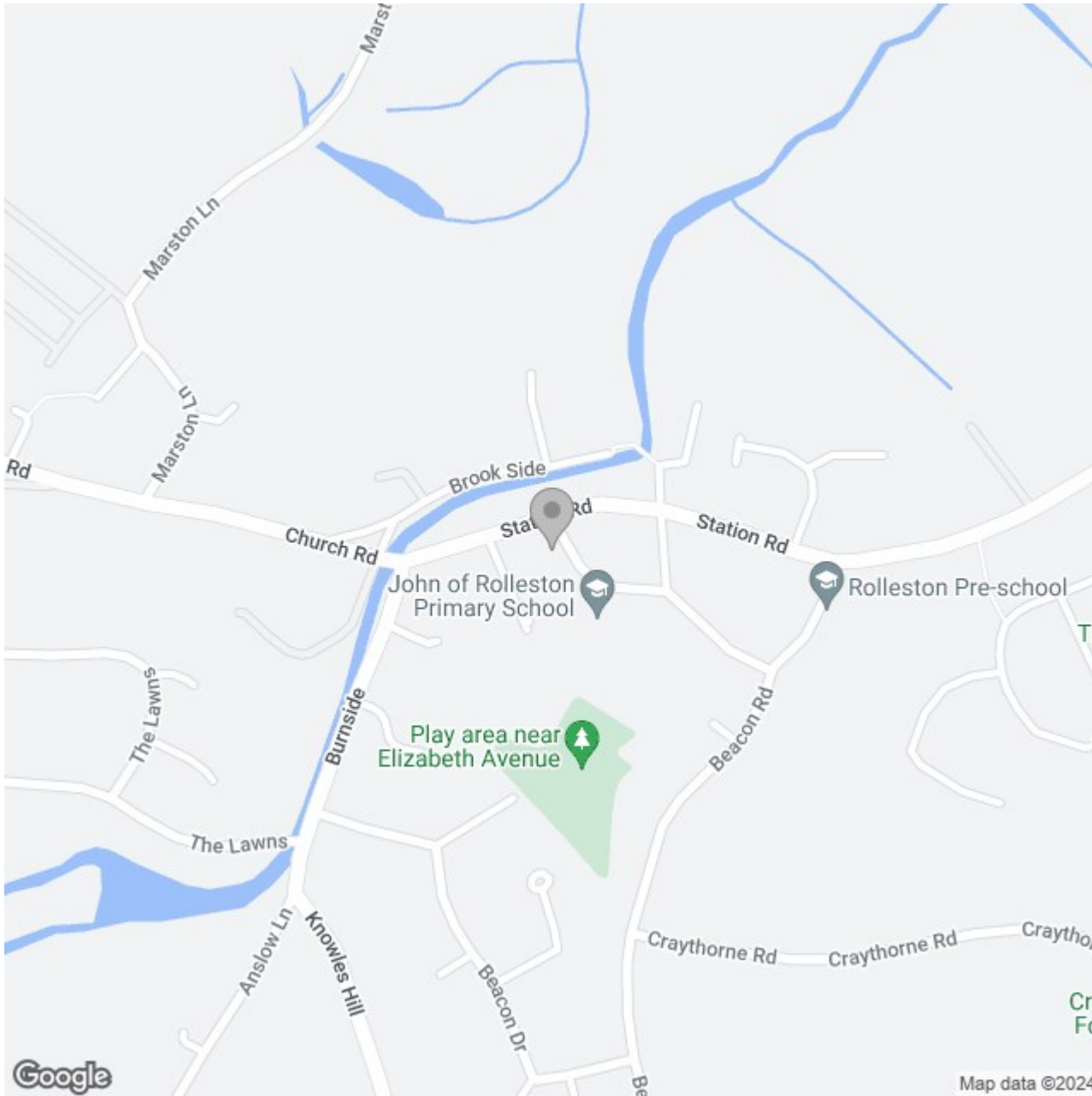
93.27 m<sup>2</sup>  
1003.96 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 0

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	