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SALES & LETTINGS

Kingsmead, Stretton, DEI3 0FQ

Asking Price £325,000



https://www.abodemidlands.co.uk







A well-proportioned four-bedroom detached family home, occupying a generous plot with ample off-road parking, a single garage and an established rear garden. The accommodation includes two reception rooms, a fitted kitchen, ground floor cloakroom, four bedrooms, an en-suite shower room and a family bathroom. To the rear, a covered terrace provides a sheltered outdoor seating area overlooking the garden.

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Accommodation

Ground Floor

The accommodation is entered via a welcoming entrance hallway, providing access to the principal ground floor rooms, a cloakroom and a staircase rising to the first floor.

Positioned to the front of the property is a separate dining room, offering a versatile space for formal dining or use as an additional reception room. The living room is located towards the rear, featuring a fireplace and French doors opening directly onto the covered terrace and rear garden, allowing plenty of natural light into the room.

The kitchen is fitted with a range of wall and base units, complemented by work surfaces, a built-in oven, gas hob and provision for additional appliances. A window overlooks the rear garden, whilst a separate external door provides direct access outside. Completing the ground floor is a cloakroom fitted with a WC and wash basin.

First Floor

The first-floor landing provides access to four bedrooms and the family bathroom.

The principal bedroom is positioned to the rear of the property, enjoying views over the garden and benefiting from fitted bedroom furniture and an en-suite shower room comprising a shower enclosure, wash basin and WC.

The second and third bedrooms are positioned to the front of the property, whilst the fourth bedroom overlooks the rear garden and benefits from fitted wardrobes. These rooms offer flexibility for family accommodation, guest bedrooms or home working.

The family bathroom is fitted with a panelled bath, wash basin and WC.

Outside

To the front, the property is set back from the road behind a generous driveway providing ample off-road parking and access to the single garage. A lawned frontage with established planting and a mature tree adds to the setting, whilst gated side access leads through to the rear garden.

The rear garden is predominantly laid to lawn, enclosed by established hedging, mature trees and planted borders, providing a pleasant degree of privacy. Immediately adjoining the property is a covered terrace, accessed directly from the living room and providing an ideal space for outdoor seating and dining. Additional features include a timber garden shed, raised planting area and pathways providing access around the garden.






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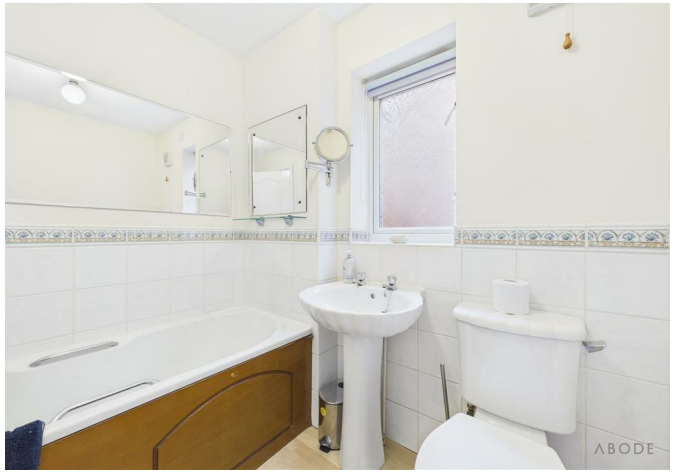

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AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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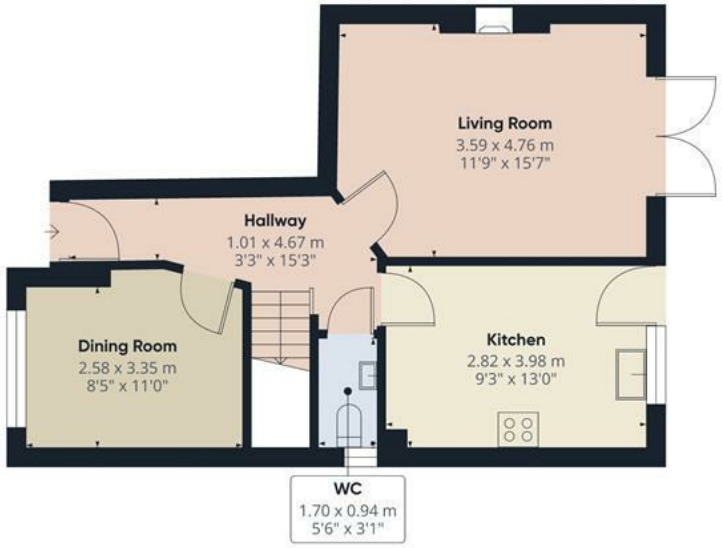

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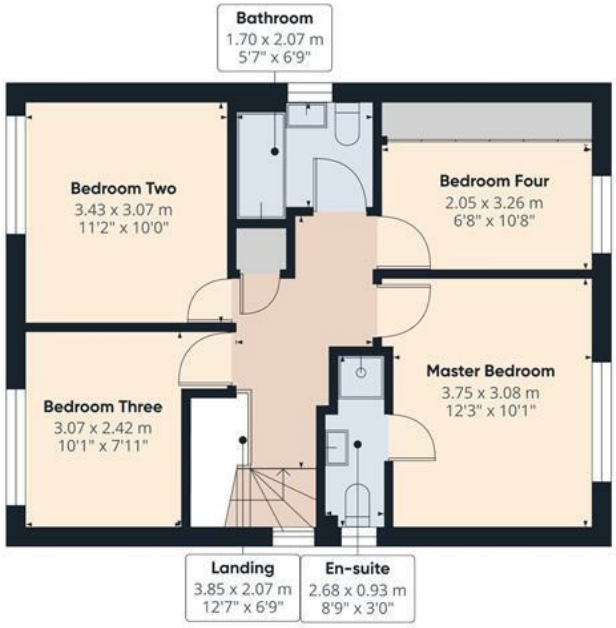

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Floor 0



Floor 1



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Approximate total area(1)

98.1 m²

1056 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

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

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.