
Sinclair
19 02
BUILDINGS
15 Mill Lane, Heather
£215,000

15 Mill Lane

Heather

OFFERED WITH NO UPWARD CHAIN, this charming THREE DOUBLE BEDROOM COTTAGE set over THREE STOREYS comes to the market within the popular village of Heather. In brief the accommodation comprises of the lounge giving way to the open plan kitchen/diner which in turn grants access to the bathroom via the rear lobby. Stair rising to the first floor offer two double bedrooms and a further set of stairs ascending to the second storey double bedroom with eaves storage. Externally the property has a sunny aspect rear garden and front garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Double Bedrooms
- Charm & Character Throughout
- Modern Dining Kitchen
- Contemporary Family Bathroom
- Front & Rear Gardens
- Popular Village Location







GROUND FLOOR

Lounge
11' 1" x 11' 11" (3.38m x 3.63m)
Entered via a composite front door with tile effect vinyl flooring walkway adjacent to a carpeted area and having a uPVC double glazed window to front, radiator, feature brick fireplace with tiled hearth and timber mantel over and access to...

Kitchen/Diner
12' 10" x 11' 1" (3.91m x 3.38m)
Having a range of modern wall and base units with integrated double oven and grill with a four ring gas hob, stainless steel sink and drainer unit with mixer tap along with space and plumbing for further appliances, uPVC double glazed window overlooking the rear garden, tile effect vinyl flooring, tiled splashbacks, feature brick fireplace with tiled hearth and access to understairs storage.

Rear Lobby
Having continued flooring from the kitchen/diner and gives access to the rear garden via a uPVC double glazed stable door and access through to the bathroom.

Family Bathroom
Consisting of a three piece white suite comprising P-shaped panelled bath with mixer tap and mains over head shower and side screen, low level push button w.c, pedestal wash hand basin, uPVC double glazed opaque window, partly tiled walls, radiator, tile effect vinyl flooring and extractor fan.







FIRST FLOOR

Landing
With radiator and two bedrooms leading off.

Bedroom One
11' 11" x 11' 1" (3.63m x 3.38m)
With uPVC double glazed window to front and radiator.

Bedroom Two
10' 0" x 11' 11" (3.05m x 3.63m)
With uPVC double glazed window to rear, radiator and under stair storage cupboard.

SECOND FLOOR
Staircase rising from the landing to the second floor bedroom.

Landing
Off the landing there is a doorway accessing eaves storage.

Bedroom Three
12' 2" x 10' 11" (3.71m x 3.33m)
With uPVC double glazed window to front, radiator and feature exposed beams.

Rear Garden

Having a paved patio area with pathways, lawn, mature borders, timber sheds, fenced panelling, side gated access and water point.

Front Garden

Having a paved stepped pathway with metal hand rail to the front door beneath a canopy porch with lawn and mature borders.







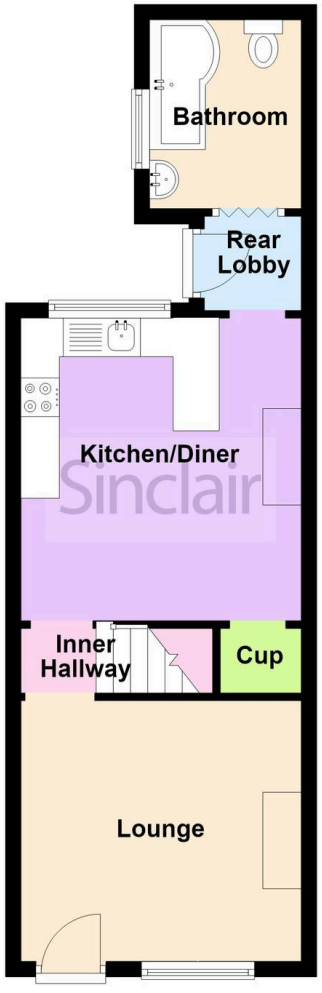




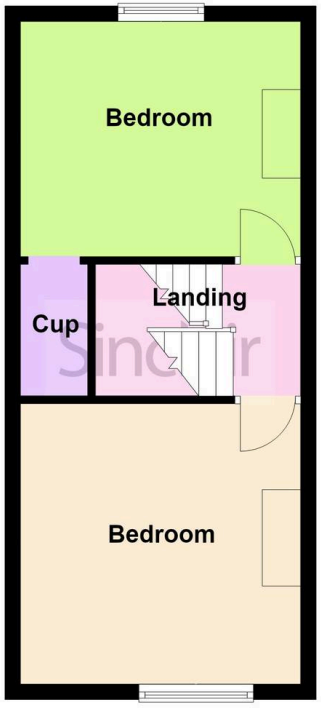




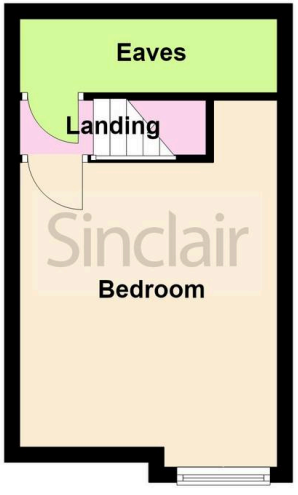
Ground Floor
Approx. 397.3 sq. feet



First Floor
Approx. 325.8 sq. feet



Second Floor
Approx. 203.3 sq. feet





Sinclair Estate Agents

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