



## Asking Price £190,000

**This semi-detached family home is situated close to popular schools and local amenities and comprises, entrance hall, spacious lounge, separate dining room and kitchen to the ground floor. Upstairs there are three good sized bedrooms and a family bathroom. further benefits include, gas central heating, double glazing and an enclosed west facing garden to the rear. Novahomes highly recommend an early viewing to avoid disappointment.**

# novahomes

Established 2008



01752 206040



[sales@novahomes.co.uk](mailto:sales@novahomes.co.uk)



[www.novahomes.co.uk](http://www.novahomes.co.uk)



## Little Dock Lane, Honicknowle, PL5 2LZ

### Ground Floor

#### Entrance Hall

Double radiator, tiled flooring, stairs rising to the first-floor landing, uPVC double glazed door to the front, door to:

#### Lounge

**4.70m (15' 5") x 3.17m (10' 5")**

UPVC double glazed window to the front, double radiator, laminate flooring, coving to ceiling.

#### Kitchen

**4.13m (13' 6") x 3.14m (10' 4")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to the rear, built in storage cupboards uPVC double glazed door opening onto the rear garden.

#### Dining Room

**3.14m (10' 4") x 2.64m (8' 8")**

UPVC double glazed window to the rear, double radiator.

### First Floor

#### Landing

UPVC obscure double-glazed window to the side, access to loft space, door to:

#### Bedroom 1

**4.24m (13' 11") x 3.06m (10' 1")**

UPVC double glazed window to the rear, double radiator, built in storage cupboard.

#### Bedroom 2

**3.12m (10' 3") x 3.11m (10' 2")**

UPVC double glazed window to the front, double radiator, built in storage cupboard.

#### Bedroom 3

**3.06m (10' 1") x 2.53m (8' 4")**

UPVC double glazed window to the side, double radiator.

#### Bathroom

Fitted with three-piece suite comprising panelled bath with fitted electric shower above, pedestal wash hand basin and low-level, tiled splashbacks, uPVC obscure double-glazed window to the front, double radiator.

#### Outside

At the rear of the property there lies an enclosed west facing garden which is part laid to lawn with a paved patio area and concrete storage shed.

#### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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