



**PICTURESQUE TRADITIONAL COTTAGE**

**OPEN PLAN DINING KITCHEN**

**TWO GOOD SIZED DOUBLE BEDROOMS**

**EXTENSIVE REAR GARDEN**

**SPACIOUS LOUNGE WITH LOG BURNING STOVE**

**INNER HALLWAY WITH STORAGE**

**FAMILY SHOWER ROOM**

**DRIVEWAY TO THE REAR**



**16 Kennet Village, Kennet**

**Offers Over £178,000**

## Entrance

Access to the property is via white storm doors, leading to the small, tiled vestibule area with a glazed door which provides access to the entrance hallway.

## Entrance Hallway

The entrance hallway has oak effect laminate flooring and a small storage cupboard which houses the electrics, with two further cupboards and a bench seating area with storage. Access is provided to all of the accommodation and the loft.

## Lounge

11' 11" x 14' 10" (3.63m x 4.52m)

The spacious lounge has a window overlooking the front of the property and two windows to the rear, with oak effect laminate flooring and features a traditional log burning stove with a black slate hearth.

## Fitted Kitchen

5' 4" x 10' 6" (1.62m x 3.20m)

The open plan dining kitchen has a good range of cream wall and base units with solid oak worktops and a breakfasting bar. There is a built-in oven with a gas hob, a washing machine and an integrated fridge/freezer. With a tiled splash back, oak effect laminate flooring and a door leading to the rear garden.

## Shower room

4' 5" x 8' 8" (1.35m x 2.64m)

The family shower room has a vanity sink unit, w.c and a walk-in shower enclosure with a thermostatic shower, oak effect laminate flooring and bathroom accessories.

## Bedroom 2

7' 6" x 9' 2" (2.28m x 2.79m)

The second double bedroom is to the rear with laminate flooring and ample space for free-standing bedroom furniture.

## Principal Bedroom

10' 7" x 15' 2" (3.22m x 4.62m)

The principal bedroom benefits from two windows overlooking the front and the rear of the property, with laminate flooring, a built-in storage cupboard which houses the boiler and three free-standing wardrobes.

## Heating & Glazing

The property benefits from a gas central heating system and is partially double glazed.

## Included Extras

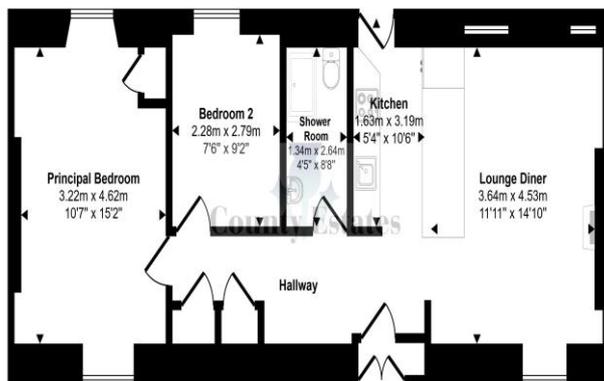
Included in the sale of the property are all fixtures and fittings, floor coverings and light fittings. Curtains, curtain poles and blinds. The built-in oven and gas hob, washing machine and the integrated fridge/freezer and the free-standing wardrobes in the principal bedroom. Also included is the summerhouse, greenhouse and wooden garden shed.

## Gardens

The property features an extensive, fully enclosed rear garden which is mainly laid to lawn with raised planters, a decked seating area with views towards the Ochil Hills, a wooden pergola, greenhouse, garden shed, a covered storage section and a lovely summerhouse with a log burning stove and power via a solar panel system, ideal for entertaining.

## Parking

The property benefits from a driveway to the rear of the property to accommodate approx. one vehicle.



Floorplan

Approx 72 sq m / 771 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Happy 360.

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.