



Park Bungalow, Main Road, Keal Cotes, PE23 4AG



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Freehold

Guide price £325,000



Key Features

- Detached bungalow
- Three bedrooms
- Dining kitchen & garden room
- Utility & cloakroom
- Bathroom with separate shower
- Driveway & double garage
- Enclosed rear garden
- Plot approx. 0.28 acre (STS)
- EPC rating D





A detached bungalow on a plot of approximately 0.28 acre, subject to survey with an open view over fields to the front. Having over 1,500 square feet of well presented accommodation comprising: entrance porch, entrance hall, utility, cloakroom, dining kitchen, garden room, inner hall, lounge with wood burner, three bedrooms and bathroom with separate shower. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a double garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE PORCH

Having polycarbonate roof, windows to front & side elevations and further part glazed uPVC door to the:

ENTRANCE HALL

Having door to dining kitchen, door to utility and further door to the:

CLOAKROOM

Having window to front elevation, close coupled WC and hand basin.

UTILITY

2.92m x 2.31m (9.6ft x 7.6ft)

Having part glazed door & window to rear elevation, coved ceiling, tiled floor, door to garage, extractor, work surface with inset stainless steel sink & drainer, cupboard under. Further work surface with space & plumbing for automatic washing machine & tumble dryer under. Further work surface with cupboard & appliance space under, cupboards over.

DINING KITCHEN

7.91m x 3.61m (26ft x 11.8ft)

Forming two areas comprising:

KITCHEN AREA

Having window to rear elevation, coved ceiling with inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard & glazed display units over. Work surface return with space for electric cooker, cupboards under, cupboards & extractor over. Further work surface with cupboards under & breakfast bar to side. Further work surface forming dresser style unit with drawers & wine rack under, spice drawers, cupboards & shelving over. Opening to the:

DINING AREA

Having window to side elevation, coved ceiling with moulded ceiling rose, two radiators and wood flooring. Opening to the:







GARDEN ROOM

4.71m x 3.65m (15.5ft x 12ft)

Having french doors & windows to side elevation, windows to rear elevation, coved ceiling with moulded ceiling rose, two radiators and wall light points.

INNER HALLWAY

With a large storage cupboard off and access to boarded loft space.

LOUNGE

7.21m x 3.95m (23.7ft x 13ft)

Having windows to front & side elevations, coved ceiling with moulded ceiling roses, feature beam to ceiling, three radiators, television aerial connection point and brick built fireplace with inset wood burner.

BEDROOM ONE

4.22m x 3.58m (13.8ft x 11.7ft)

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.62m x 2.88m (11.9ft x 9.4ft)

Having window to side elevation, coved ceiling, radiator and access to roof space.

BEDROOM THREE

3.02m x 2.25m (9.9ft x 7.4ft)

Having window to side elevation, coved ceiling and radiator.



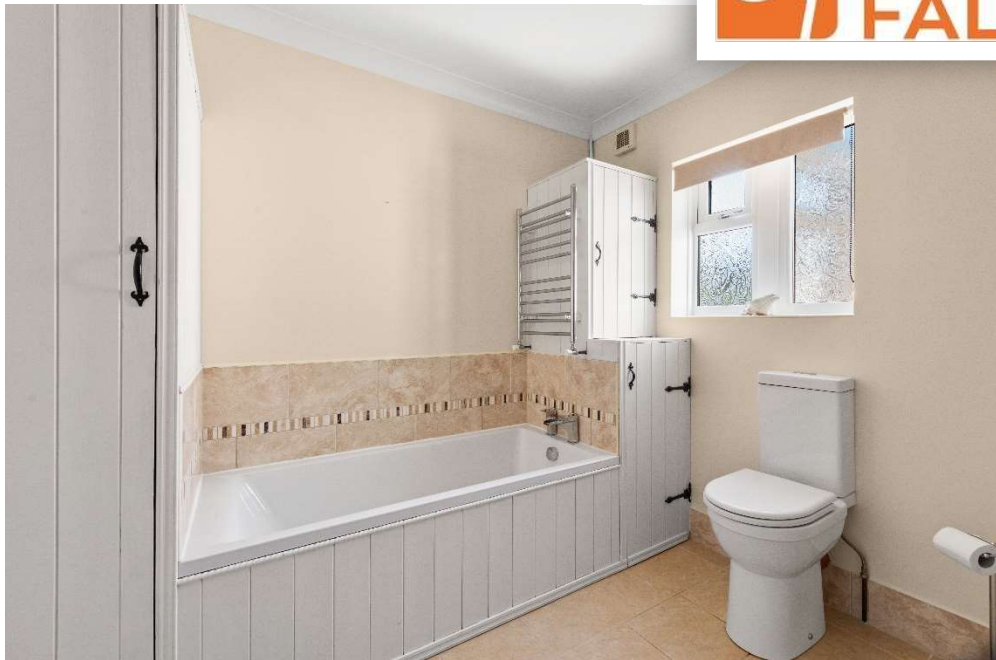
BATHROOM

3.01m x 2.78m (9.9ft x 9.1ft)

Having window to side elevation, coved ceiling, heated towel rail, tiled floor, part tiled walls, extractor and storage cupboards. Fitted with a suite comprising: panelled bath, large walk in fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



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EXTERIOR

To the front of the property there is a lawned garden. A block paved driveway provides ample off-road parking and gives access to the:

DOUBLE GARAGE

5.93m x 5.41m (19.5ft x 17.7ft)

Having two electric roller doors, light, power and boarded roof storage.

REAR GARDEN

Being enclosed and having a large paved patio, lawned garden beyond with established borders, raised planters, storage shed & uPVC garden room.

THE PLOT

The property occupies a plot of approximately 0.28 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





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Floorplan



Main area: Approx. 140.8 sq. metres (1515.5 sq. feet)
Plus garages, approx. 29.7 sq. metres (320.1 sq. feet)



AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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