



2 Catchpole Grove, Stickford, PE22 8EA



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Freehold

£315,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Conservatory & utility
- En-suite & bathroom
- Driveway & detached double garage
- Enclosed rear garden
- EPC rating D





A detached bungalow at the end of a private cul-de-sac in the popular village of Stickford. Having well presented accommodation comprising: entrance hall, lounge, dining room, conservatory, kitchen, utility, master bedroom with ensuite, two further bedrooms and family bathroom. Outside the property has a front garden, a driveway providing off-road parking, a detached double garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.



### ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having coved & textured ceiling, radiator, access to roof space, built-in storage cupboard and built-in airing cupboard.

### LOUNGE

4.86m x 3.44m (15'11" x 11'4")

(excluding bay) Having bay window to front elevation, coved & textured ceiling, radiator, television aerial connection point and feature fireplace.

### DINING ROOM

2.98m x 2.71m (9'10" x 8'11")

Having french doors to rear elevation & garden, coved & textured ceiling and radiator. French doors to the:

### CONSERVATORY

2.97m x 2.08m (9'8" x 6'10")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and part glazed door to rear garden.



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## KITCHEN

3.94m x 2.60m (12'11" x 8'6")

Having window to rear elevation, coved & textured ceiling with inset ceiling spotlights and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & concealed cooker hood over, space for upright fridge/freezer to one side.

## UTILITY

2.58m x 1.54m (8'6" x 5'1")

Having part glazed door to side elevation, coved & textured ceiling, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards, drawers, space & plumbing for automatic washing machine and oil fired boiler providing for both domestic hot water & heating under, cupboards & shelving over.

## MASTER BEDROOM

3.53m x 3.47m (11'7" x 11'5")

Having window to front elevation, coved & textured ceiling and radiator.



## EN-SUITE

1.87m x 1.64m (6'1" x 5'5")

Having window to side elevation, radiator, tiled splashbacks, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



## BEDROOM TWO

2.95m x 2.71m (9'8" x 8'11")

Having window to rear elevation, coved & textured ceiling and radiator.



## BEDROOM THREE

3.57m x 2.43m (11'8" x 8'0")

Having window to front elevation, coved & textured ceiling and radiator.



## EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and leads to the:

## DOUBLE GARAGE

5.44m x 5.13m (17'10" x 16'10")

Having electric up-and-over door, side service door, light and power.

Gated access to the:

## REAR GARDEN

Being enclosed and laid to lawn with paved footpaths, artificial lawn patio, garden shed and "hidden" oil storage tank behind the garage.

## SERVICES

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

## VIEWING

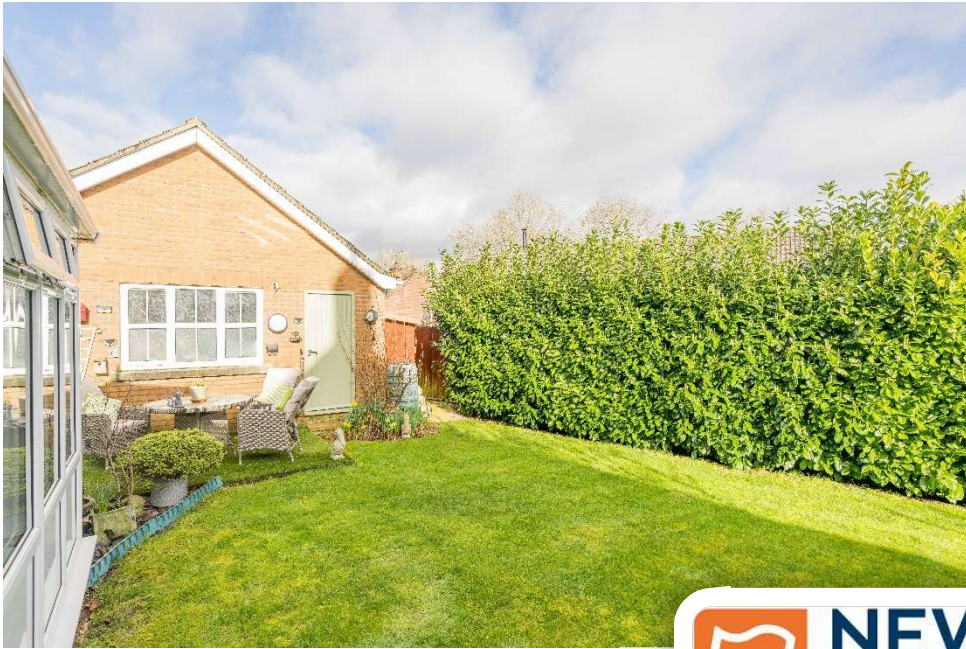
By appointment with Newton Fallowell - telephone 01790 755222.

## 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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## Floorplan



Total area: approx. 99.1 sq. metres (1066.4 sq. feet)



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