



Cosmor, Fen Road, Stickford, PE22 8EX



4



1



3

Freehold

£290,000



Key Features

- Detached bungalow
- Four bedrooms
- Lounge, garden room & study
- Kitchen & utility
- Cloakroom & bathroom
- Driveway providing off-road parking
- Enclosed rear garden with open view
- EPC rating E





An extended detached bungalow in a popular village location with an open field to the rear. Having well presented accommodation comprising: entrance hall, lounge, garden room, dining kitchen, four bedrooms, bathroom, cloakroom, study and utility. Outside the property has ample off-road parking to the front and an enclosed garden to the rear. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator and wood effect flooring.

LOUNGE

4.84m x 4.91m (15'11" x 16'1")

Having bow window to front elevation, coved ceiling, radiator, wood effect flooring, television aerial connection point and fireplace with tiled hearth, wooden beam mantle and inset wood burner. Opening to the:

GARDEN ROOM

3.71m x 2.85m (12'2" x 9'5")

Having windows to front, side & rear elevations, part glazed doors to front & rear elevations, vertical radiator and continuation of wood effect flooring.

BEDROOM ONE

3.92m x 3.31m (12'11" x 10'11")

Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

BEDROOM TWO

3.94m x 3.01m (12'11" x 9'11")

Having window to side elevation, coved ceiling and radiator.

BEDROOM FOUR

2.72m x 2.22m (8'11" x 7'4")

Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

BATHROOM

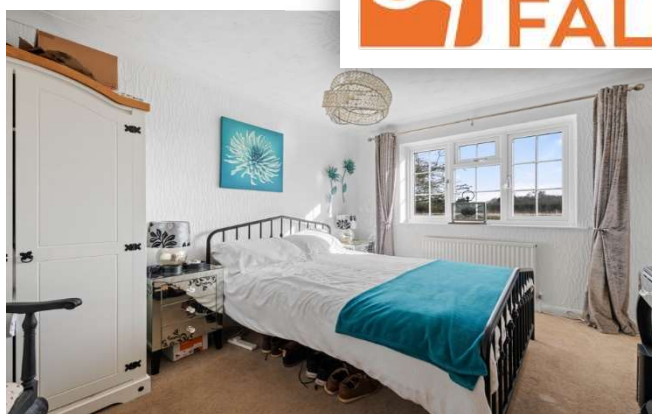
2.69m x 2.28m (8'10" x 7'6")

Having window to rear elevation, coved ceiling, radiator and tiled floor. Fitted with a white suite comprising: shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.





 **NEWTON
FALLOWELL**



DINING KITCHEN

4.84m x 4.80m (15'11" x 15'8")

Having window to front elevation, coved ceiling, radiator, television aerial connection point and tiled floor.

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, drawers & space for dishwasher under, cupboards & open-ended shelving over.

Work surface return with inset electric hob, cupboards, drawers & space for wine cooler under, cupboards & extractor over, tall unit to side housing integrated electric double oven with cupboards under & over and slimline larder unit to side.

Further work surface return with cupboards & drawers under, cupboards & glazed display units over, space for american style fridge/freezer to side. Door to the:

STUDY

3.02m x 2.45m (9'11" x 8'0")

Having window to side elevation, wood effect flooring and access to part boarded roof space.

BEDROOM THREE

3.20m x 3.03m (10'6" x 9'11")

Having window to front elevation, wood effect flooring and radiator.

CLOAKROOM

Having window to side elevation and close coupled WC.

UTILITY

3.02m x 2.25m (9'11" x 7'5")

Having window & part glazed door to rear elevation, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine & tumble dryer under.





 **NEWTON
FALLOWELL**

EXTERIOR

To the front of the property there is a lawned garden and a driveway which provides ample off-road parking.

GARDENS

To the side of the property there is a block paved patio area which leads to the rear of the property where there is a lawned garden with concrete footpaths, oil storage tank and garden shed.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed (windows replaced 18 months ago). The property has also had new soffits & guttering. 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 138.3 sq. metres (1488.7 sq. feet)



View to rear



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk