



Embala, Partney Road, Sausthorpe, PE23 4JL



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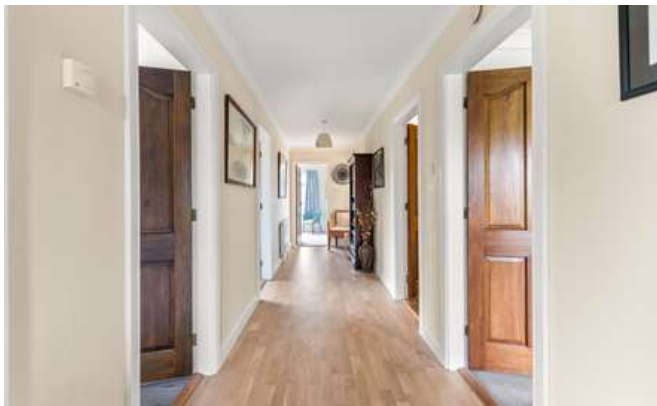
Freehold

£375,000



Key Features

- Detached bungalow
- Four bedrooms
- Lounge/diner & conservatory
- Shower room & bathroom
- Driveway & double garage
- Extensive lawned gardens
- Plot just over half an acre (STS)
- EPC rating F





A detached bungalow within a popular village location and on a good sized plot of just over half an acre, subject to survey. Having over 1,950 square feet of well presented accommodation comprising: entrance hall, lounge/diner, kitchen, inner hall, conservatory, cloakroom, shower room, four bedrooms and bathroom. Outside the property has ample off-road parking & hardstanding, a double garage and extensive lawned gardens.

ACCOMMODATION

Porch recess with part glazed entrance door & side screen through to the:

ENTRANCE HALL

Having coved ceiling, two radiators and oak engineered flooring.

LOUNGE/DINER

6.47m x 4.98m (21'2" x 16'4")

Having window & sliding patio doors to front elevation, coved ceiling, two radiators, wall light points and brick built fireplace with inset wood burner. Brick lined archway opening to the:

KITCHEN

4.12m x 2.72m (13'6" x 8'11")

Having window to rear elevation overlooking the conservatory, inset ceiling spotlights, radiator and oak engineered flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, tray recess & integrated dishwasher under, cupboard over. Work surface return with cupboard under, cupboard & glazed display unit over. Further work surface return with inset LPG hob, integrated electric double oven & cupboards under, cupboards & concealed cooker hood over. Further work surface return with cupboard, drawers & open-ended shelving under, cupboards & open-ended shelving over.

INNER HALL

Having door to garage.

CONSERVATORY

8.12m x 2.89m (26'7" x 9'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation, further glazed door to side elevation and oak engineered flooring.



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CLOAKROOM

Having window to rear elevation and close coupled WC.

UTILITY/SHOWER ROOM

2.46m x 1.59m (8'1" x 5'2")

Having window to rear elevation, heated towel rail, tile effect flooring, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit, cupboard housing LPG boiler providing for both domestic hot water & heating and cupboard with space & plumbing for automatic washing machine.

BEDROOM ONE

4.10m x 3.03m (13'6" x 9'11")

Having windows to side & rear elevations, coved ceiling, radiator and two built-in wardrobes.

BEDROOM TWO

3.76m x 2.98m (12'4" x 9'10")

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

3.56m x 3.01m (11'8" x 9'11")

Having window to side elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM FOUR

3.01m x 2.08m (9'11" x 6'10")

Having window to side elevation, coved ceiling and radiator.

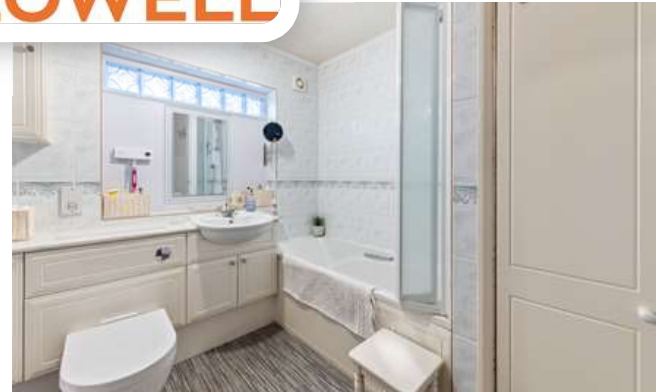
BATHROOM

2.54m x 2.22m (8'4" x 7'4")

Having window to rear elevation overlooking the conservatory, radiator, extractor, tiled walls and built-in cupboard. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



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EXTERIOR

The property is approached by private road off Partney Road. The road is owned by the property and the neighbouring bungalow has right of way to their property. To the front of the property there is a lawned garden and a driveway which provides ample off-road parking and hardstanding.

GARAGE

5.05m x 4.87m (16'7" x 16'0")

Having electric roller door, light, power, corner sink and staircase to a:

STORE

4.85m x 4.84m (15'11" x 15'11")

With access panel to main roof space.

REAR GARDEN

Being enclosed and majority laid to lawn with borders. Having a paved patio, two greenhouses, summerhouse, garden shed and woodstore.

THE PLOT

The property occupies a plot of just over half an 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 and water connected. Drainage is to a septic tank. Heating is via an LPG fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





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Floorplan



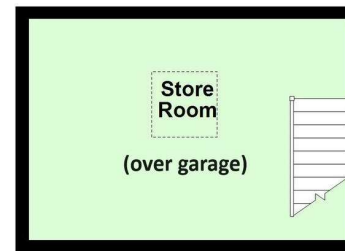
Total area: approx. 184.5 sq. metres (1985.9 sq. feet)

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.

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.

First Floor
Approx. 16.5 sq. metres (177.4 sq. feet)



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