



4 The Gables, Hundleyby, Spilsby, PE23 5RD



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Freehold

£285,000



Key Features

- Mid terrace bungalow
- Three bedrooms
- Open plan living/dining/kitchen
- En-suite & bathroom
- Off-road parking
- Enclosed rear garden
- Private gated development
- EPC rating B





A mid terrace bungalow built in 2019 situated on a private gated development overlooking a green area in a sought after village location. Having accommodation comprising: entrance hall, open plan living/dining/kitchen, master bedroom with en-suite, two further bedrooms and bathroom. To the front of the property there is off-road parking and to the rear there is an enclosed garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and built-in cupboard.

OPEN PLAN LIVING/DINING/KITCHEN

8.33m x 4.27m (27'4" x 14'0")

Forming areas comprising:

KITCHEN/DINING AREA

Having wood effect flooring and fitted with a range of base & wall units with granite work surfaces & upstands comprising: sink with mixer tap inset to work surface, cupboard, integrated dishwasher, space & plumbing for automatic washing machine under. Work surface return with cupboard under & breakfast bar to one side. Further work surface return with inset gas hob, cupboards & drawers under, cupboards & cooker hood over, tall unit to side housing integrated electric oven with cupboards under & over, space for upright fridge/freezer to side. Open to the:

LIVING AREA

Having window to side elevation, french doors with side screens to rear elevation & garden, two radiators and television aerial connection point.

MASTER BEDROOM

4.14m x 3.42m (13'7" x 11'2")

Having window to front elevation and radiator.

EN-SUITE

Having radiator, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

3.44m x 3.34m (11'4" x 11'0")

Having window to rear elevation, radiator and built-in wardrobe.

BEDROOM THREE

4.29m x 2.74m (14'1" x 9'0")

Currently used as a dining room and having window to front elevation and radiator.

BATHROOM

2.93m x 1.98m (9'7" x 6'6")

Having window to rear elevation, radiator, tiled floor and extractor. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.





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EXTERIOR

A shared sweeping gravelled driveway leads to the front of the property there is a lawned garden and a gravelled area providing off-road parking. To the rear of the property there is a lawned garden with a paved patio and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B. We are advised that there is a management fee of £390 per year which covers the electric gates, fencing, lighting, gardening and gravelled areas.

We are advised that two other similar bungalows on the development have had loft conversions to provide additional living space and it would be easy to do this, if desired, for this property subject to any necessary planning permission.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

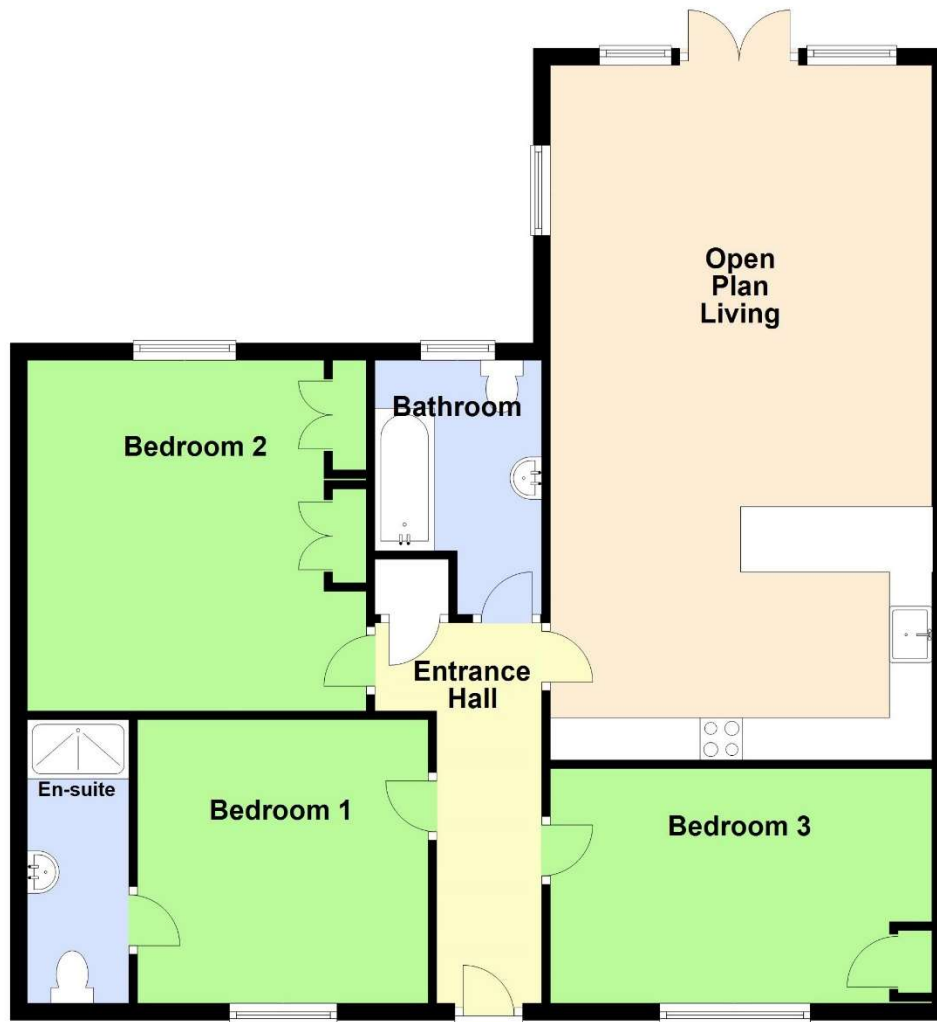
AGENT'S NOTES

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. 96.7 sq. metres (1040.4 sq. feet)



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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk