



14 Masonic Lane, Hundleby, PE23 5LR

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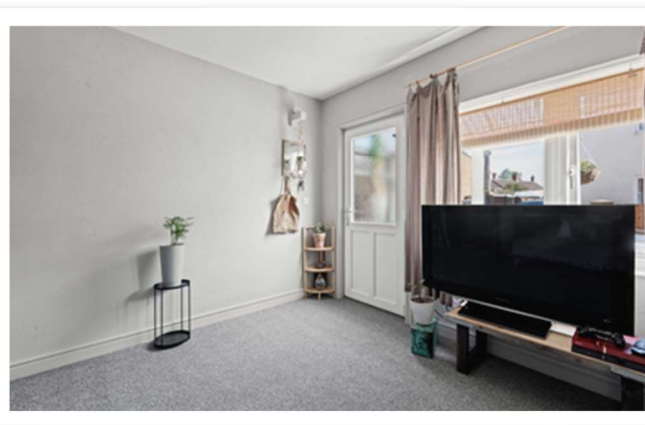
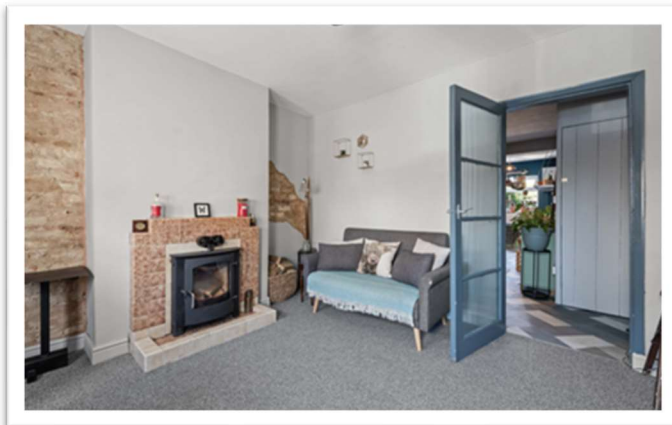
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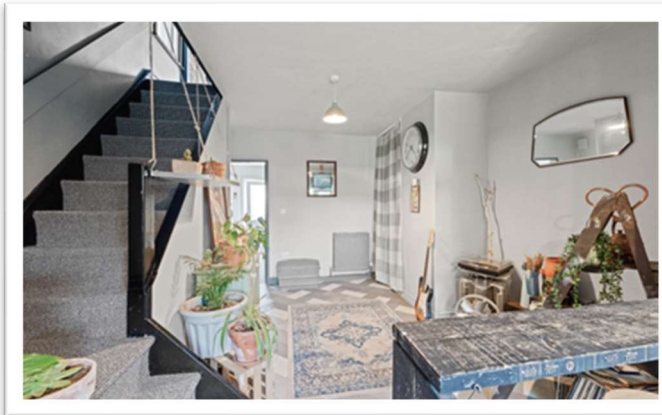
£130,000



Key Features

- End terrace house
- Two bedrooms
- Lounge & dining kitchen
- Enclosed rear garden
- Gas central heating
- Double glazing
- EPC rating D





An end terrace house in a popular village location convenient for the A16. Having accommodation full of character comprising: entrance porch, lounge with multi-fuel burner and unique rustic style dining kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE PORCH

Having windows to front & side elevations and part glazed uPVC door to the:

LOUNGE

3.61m x 3.36m (11'10" x 11'0")

Having window to front elevation, feature exposed brickwork and tiled fireplace with inset multi-fuel burner.

DINING KITCHEN

6.34m x 3.62m (20'10" x 11'11")

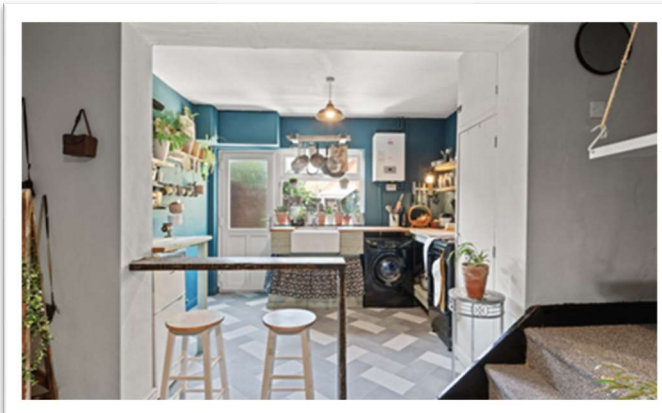
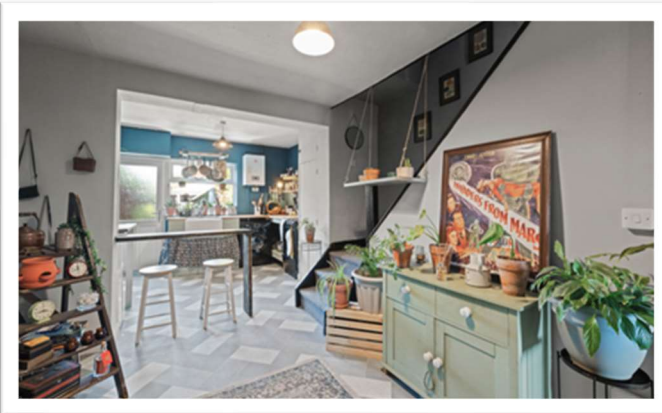
(max) Forming two areas comprising:

DINING AREA

Having radiator, tile effect flooring, storage niche with curtain, staircase rising to first floor and understairs storage cupboard. Opening to the:

KITCHEN AREA

Having window & part glazed door to rear elevation, radiator, built-in cupboard and continuation of tile effect flooring. Uniquely fitted with a rustic feel and having wood block work surfaces, belfast style sink with mixer tap, space for electric cooker, space & plumbing for automatic washing machine and gas fired boiler providing for both domestic hot water & heating.



 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having window to side elevation, radiator, built-in cupboard and access to roof space.

BEDROOM ONE

3.64m x 3.36m (11'11" x 11'0")

Having window to front elevation, radiator, feature exposed brick wall and built-in wardrobe.

BEDROOM TWO

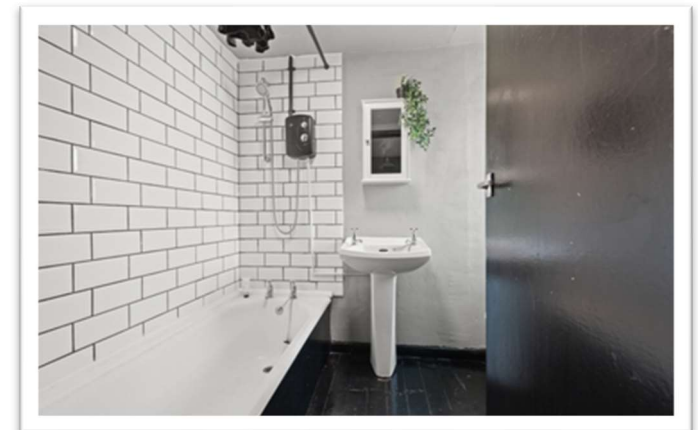
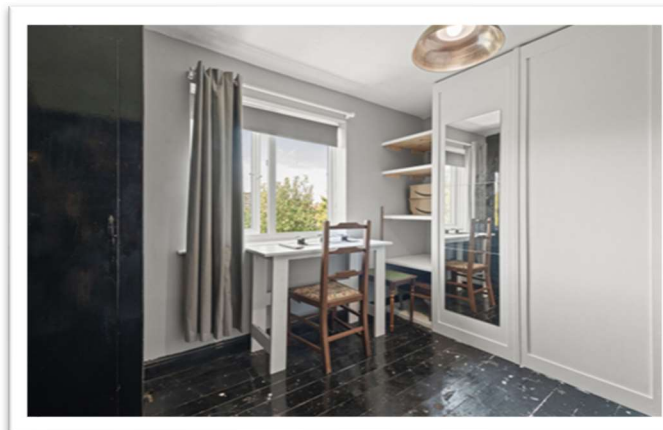
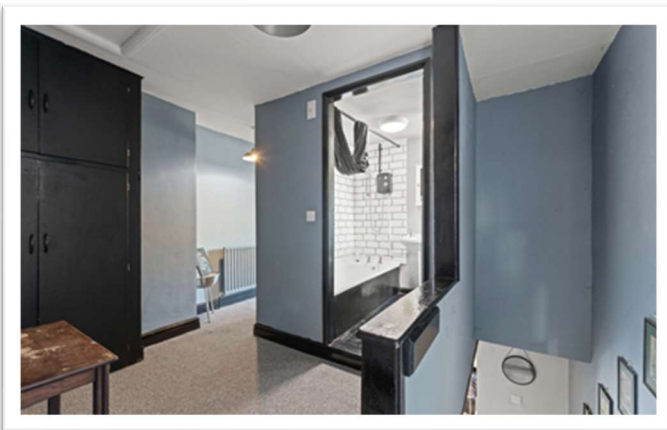
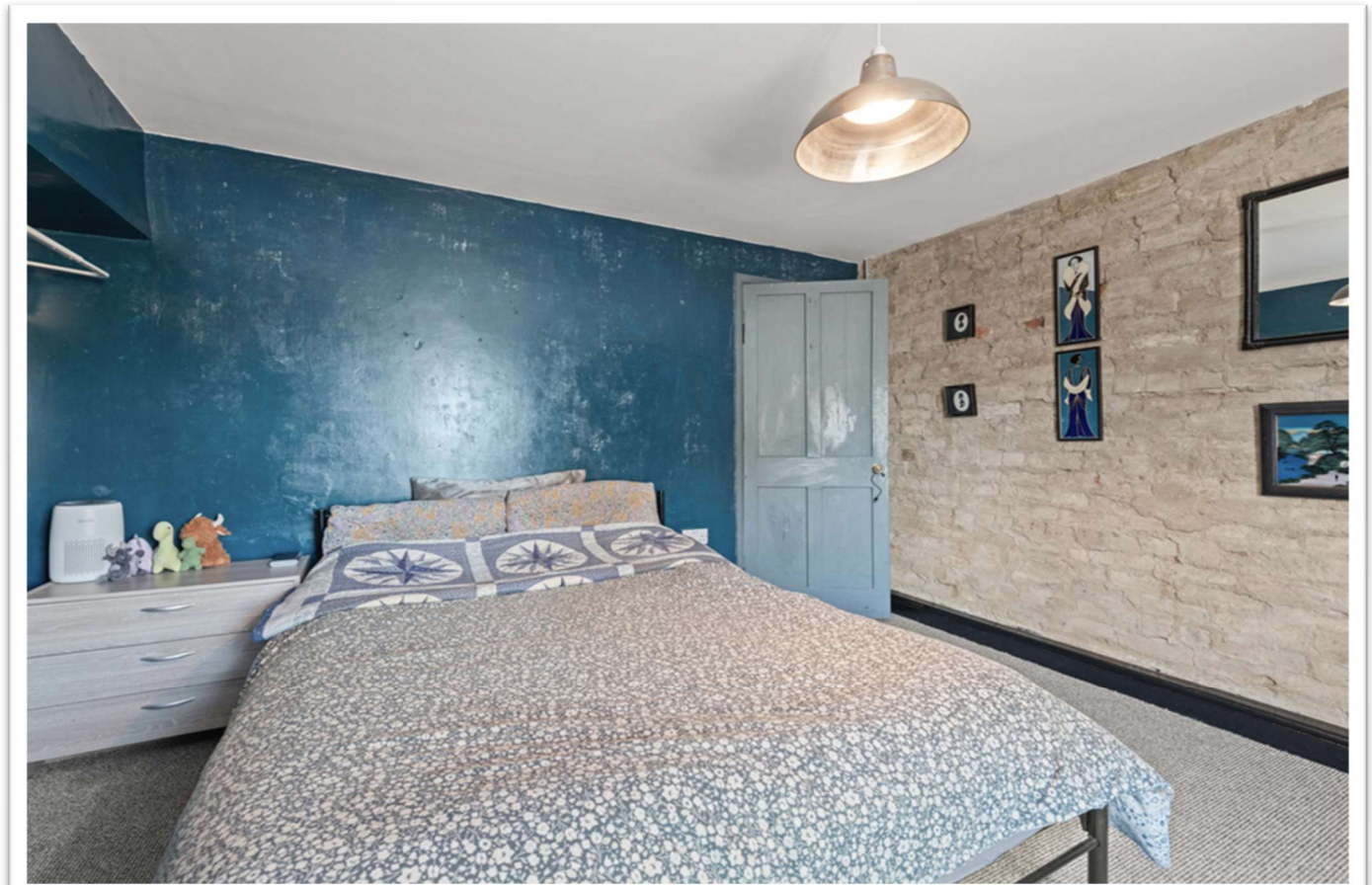
3.19m x 2.43m (10'6" x 8'0")

Having window to rear elevation, radiator, painted exposed floorboards and two fitted wardrobes.

BATHROOM

2.60m x 2.56m (8'6" x 8'5")

Having window to side elevation, radiator, painted exposed floorboards and tiled splashbacks. Fitted with a suite comprising: panelled bath with electric shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a small enclosed garden. A pathway leads down the side of the property to the:

REAR GARDEN

Being enclosed and low maintenance with a patio area, footpaths, small pond, gravelled areas, shrub borders 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 A.

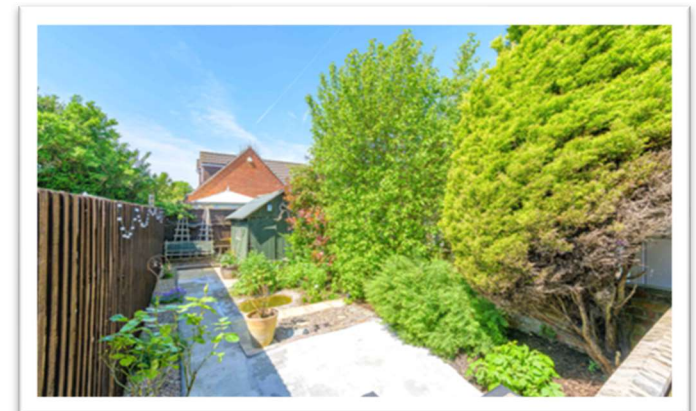
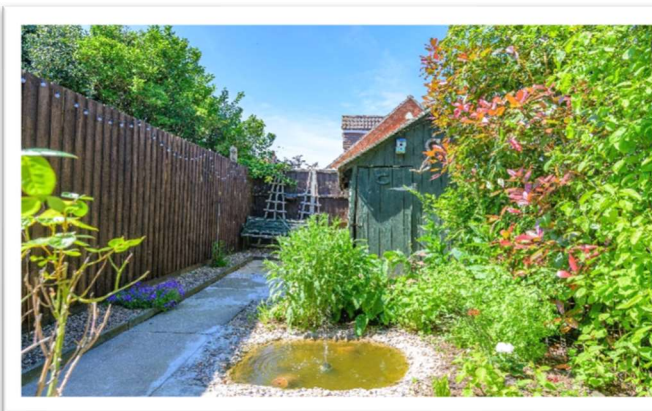
VIEWING

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.



Floorplan

Ground Floor
Approx. 38.4 sq. metres (413.7 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk