



Ballybrook, Eastfield Road, Firsby, PE23 5QZ

 2  1  1

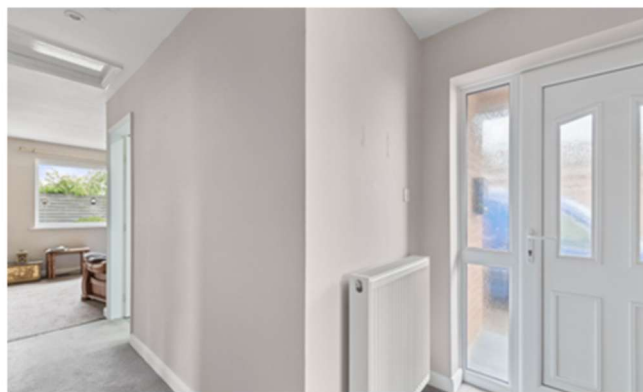
Freehold

Offers in excess of £210,000



Key Features

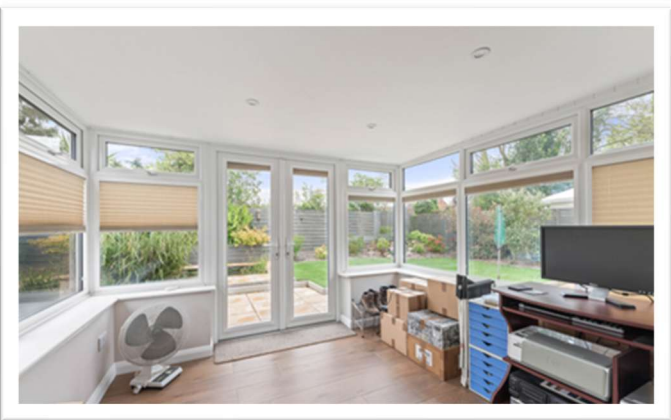
- Detached bungalow
- Two bedrooms
- Lounge & garden room
- Fitted kitchen & shower room
- Driveway & garage
- Low maintenance gardens
- EPC rating F





A detached bungalow in a popular village location with an open view to the front. Conveniently located close to the market town of Spilsby and being only a fifteen minute drive from the seaside resort of Skegness.

Having well presented accommodation comprising: entrance hall, lounge, garden room, fitted kitchen, two bedrooms and shower room. Outside the property has a low maintenance front garden, a driveway providing ample off-road parking, a garage and an attractive landscaped low maintenance enclosed rear garden.



ACCOMMODATION

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

ENTRANCE HALL

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

LOUNGE

6.42m x 3.00m (21'1" x 9'10")

Having window to rear elevation, inset ceiling spotlights & ceiling fan/light fitting, underfloor heating and television aerial connection point. Opening to the:

GARDEN ROOM

2.85m x 2.70m (9'5" x 8'11")

Having windows to both side elevations, french doors with windows to either side to rear elevation, inset ceiling spotlights and wood effect flooring with underfloor heating.

KITCHEN

3.40m x 2.81m (11'2" x 9'2")

Having window to side elevation and wood effect flooring.

Fitted in a range of base & wall units with wood block effect work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards under.

Work surface return with integrated dishwasher, integrated automatic washing machine & wine rack under, cupboards over, tall unit to side housing integrated fridge & freezer.

Further work surface return with inset induction hob, cupboard & drawers under, cupboards & concealed cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over.



BEDROOM ONE

4.49m x 4.04m (14'8" x 13'4")

Having window to front elevation, radiator and ceiling fan/light fitting.

BEDROOM TWO

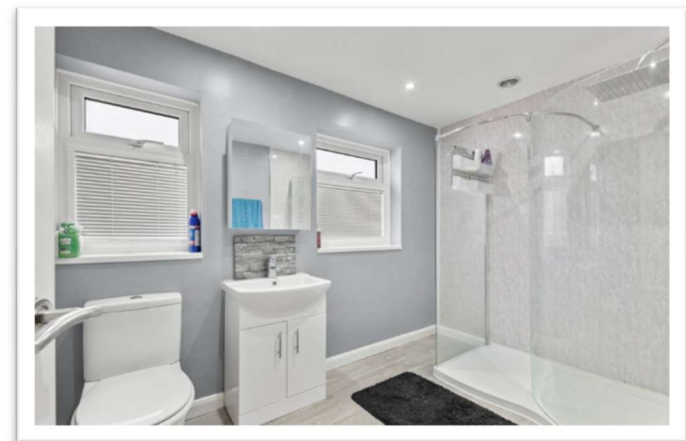
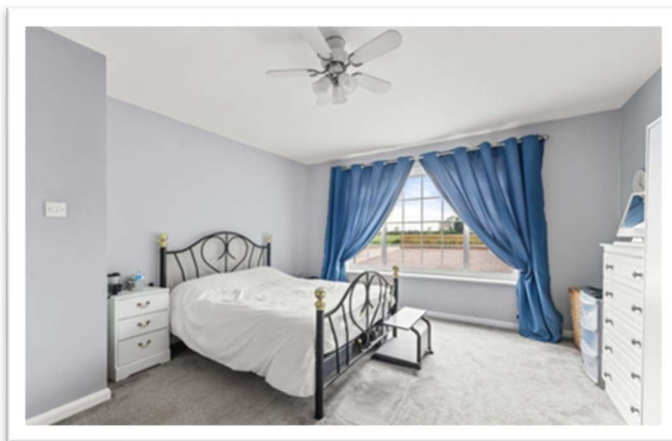
3.01m x 2.29m (9'11" x 7'6")

Having window to front elevation, radiator and laminate flooring.

SHOWER ROOM

2.84m x 1.88m (9'4" x 6'2")

Having windows to side elevation, inset ceiling spotlights, radiator, extractor and wood effect flooring. Fitted with a suite comprising: shower enclosure with rainfall shower fitting & mermaid board splashback, close coupled WC and hand basin inset to vanity unit with cupboard under and illuminated mirror over.



EXTERIOR

To the front of the property there is a large low maintenance granite chipped garden. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

Having up-and-over door, window to rear, light and power.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and landscaped. Having an artificial lawned area with granite chip borders, paved patio and informal pond.

SERVICES

The property has mains electricity, water and drainage connected. Heating is electric served by radiators and underfloor heating. The property is double glazed and the current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



Total area: approx. 75.8 sq. metres (815.6 sq. feet)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk

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.