



10 Bowmans Ridge, Hundleby, PE23 5NR



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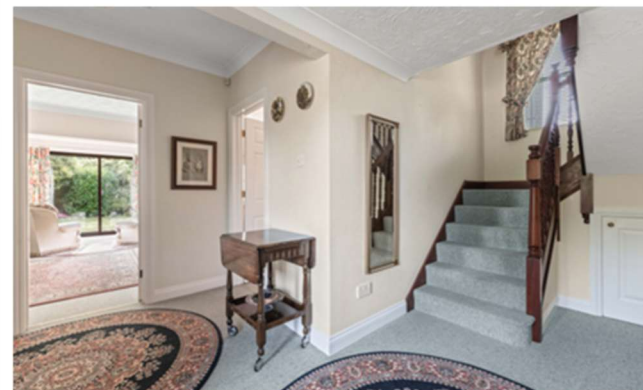
Freehold

Offers in the region of £385,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Garden room & study
- Kitchen & utility
- Cloakroom, 2 en-suites & bathroom
- Driveway & double garage
- Enclosed rear garden
- EPC rating D – NO CHAIN





A detached house in a sought after village location overlooking a green area to the front. Having accommodation comprising: entrance hall, cloakroom, study, lounge, dining room, garden room, kitchen and utility to ground floor. Master bedroom with en-suite bathroom, bedroom two with en-suite shower room, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a double garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed entrance door with side screen through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, understairs storage cupboard and staircase rising to a half landing with window to rear elevation and further steps up to the first floor landing.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin.

LOUNGE

4.86m x 4.82m (15'11" x 15'10")

Having two windows to side elevation, further window to other side elevation, coved & textured ceiling, two radiators, wall light points and marble open fireplace.

DINING ROOM

4.51m x 3.08m (14'10" x 10'1")

Having window to side elevation, coved & textured ceiling and opening to the:

GARDEN ROOM

2.94m x 1.96m (9'7" x 6'5")

Having sliding doors to side elevation, windows to front & rear elevations, coved & textured ceiling and two radiators.



STUDY

3.39m x 2.85m (11'1" x 9'5")

Having window to rear elevation, coved & textured ceiling and radiator.

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KITCHEN

4.88m x 3.17m (16'0" x 10'5")

Having windows to side elevation, coved & textured ceiling with inset ceiling spotlights and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under, glazed display unit & open-ended shelving over. Work surface return with inset gas hob, cupboards & drawers under, cupboards, concealed cooker hood & shelving over, tall unit to side housing integrated Neff electric double oven with cupboards under & over.

UTILITY

3.14m x 1.50m (10'4" x 4'11")

Having window to side elevation, part glazed door to front elevation, coved ceiling, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine & tumble dryer under, gas fired boiler providing for both domestic hot water & heating over, space for upright fridge/freezer to side.



FIRST FLOOR LANDING

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

MASTER BEDROOM

5.49m x 4.84m (18'0" x 15'11")

(max) Having windows to both side elevations, two radiators and built-in wardrobes.

EN-SUITE BATHROOM

2.45m x 1.74m (8'0" x 5'8")

Having skylight window, radiator, shaver point, panelled bath, close coupled WC and pedestal hand basin.

BEDROOM TWO

5.24m x 3.40m (17'2" x 11'2")

Having window to rear elevation, two skylight windows and two radiators.

EN-SUITE SHOWER

1.91m x 1.78m (6'4" x 5'10")

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

BEDROOM THREE

4.82m x 2.78m (15'10" x 9'1")

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

BEDROOM FOUR

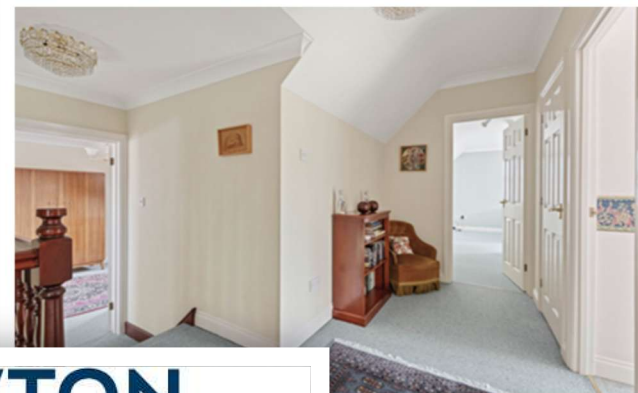
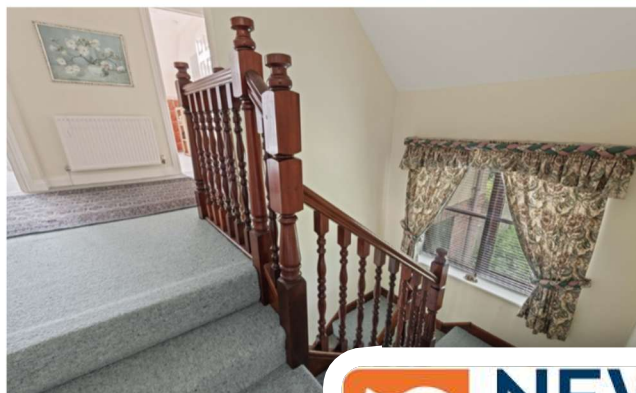
3.63m x 2.61m (11'11" x 8'7")

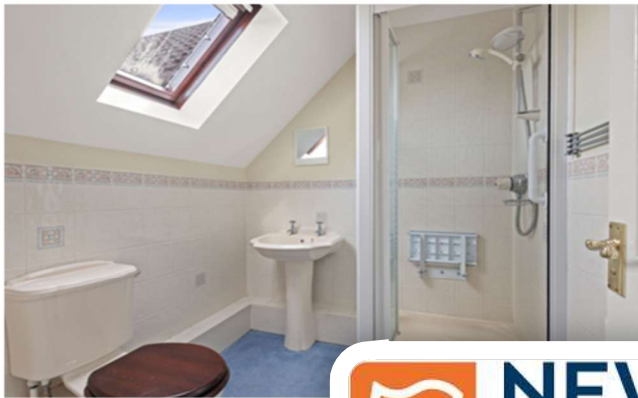
Having window to side elevation and radiator.

BATHROOM

2.93m x 2.04m (9'7" x 6'8")

Having skylight, radiator, part tiled walls, shaver point, panelled bath, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a shaped lawn and a gravelled area provides ample off-road parking leading to the:

DOUBLE GARAGE

5.61m x 5.35m (18'5" x 17'7")

Having two up-and-over doors, door to side, light and power.

REAR GARDEN

Being enclosed and laid to lawn with borders and having a paved patio & footpaths.

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 F.

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



Total area: approx. 186.7 sq. metres (2009.9 sq. feet)



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