



36 Station Road, Firsby, PE23 5QR





Freehold

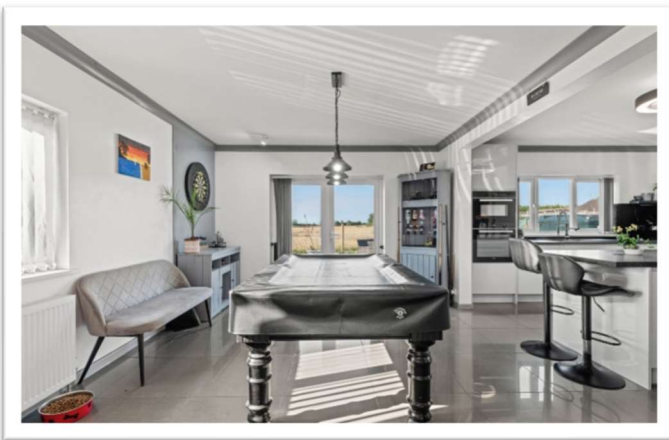
£365,000



## Key Features

- Detached bungalow
- With building plot potential
- Four bedrooms
- Open plan living/dining/kitchen
- Utility/cloakroom & bathroom
- Driveway, garages & garden room
- Enclosed gardens
- Plot approx. 0.28 acre (STS)
- Open view to rear - EPC rating C





A detached bungalow with building plot potential on approximately 0.28 acre, subject to survey, with an open view to the rear. Having over 1,300 square feet of accommodation comprising: entrance hall, open plan living/dining/kitchen, utility/cloakroom, four bedrooms and bathroom. Outside the property has a driveway providing ample off-road parking, garages with central garden room and enclosed gardens. The property benefits from oil fired central heating and double glazing and the blinds as fitted are included.

#### ACCOMMODATION

Part glazed uPVC side entrance door with side screen through to the:

#### ENTRANCE HALL

Having coved ceiling, two radiators, wood effect flooring and access to roof space.

#### OPEN PLAN LIVING/DINING/KITCHEN

Forming areas comprising:

#### KITCHEN AREA

3.70m x 4.55m (12'1" x 14'11")

Having window to rear elevation, window & part glazed door to side elevation, coved ceiling, vertical radiator, tiled floor and built-in double cupboard. Fitted with a range of units with work surfaces & splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, tall unit to side housing integrated electric double oven with cupboards under & over.

Work surface return with inset electric hob, cupboards & drawers under, extractor over. Island unit with cupboards & drawers under, breakfast bar to two sides. Opening to the:

#### LOUNGE/DINER

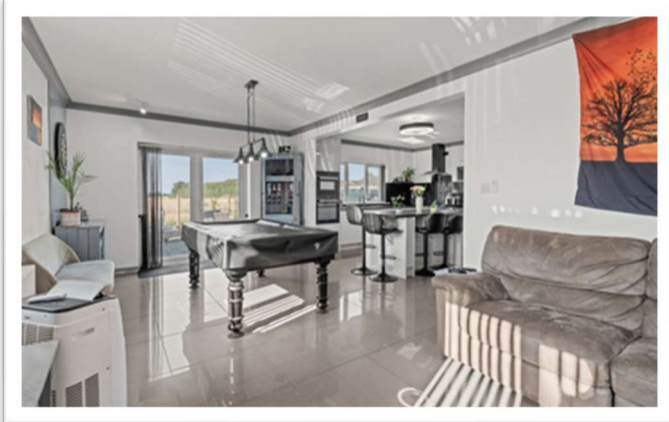
3.50m x 7.26m (11'6" x 23'10")

Having two windows to side elevation, french doors to rear elevation & garden, coved ceiling, two radiators and continuation of tiled floor.

#### UTILITY/CLOAKROOM

2.03m x 2.50m (6'8" x 8'2")

Having window to side elevation, coved ceiling, extractor, vinyl flooring, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over & tall unit to side, close coupled WC and pedestal hand basin.





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#### BEDROOM ONE

3.60m x 4.55m (11'10" x 14'11")

Having windows to front & side elevations, coved ceiling, radiator and wood effect flooring.

#### BEDROOM TWO

3.60m x 4.55m (11'10" x 14'11")

Having window to front elevation, coved, radiator and wood effect flooring.

#### BEDROOM THREE

3.32m x 3.50m (10'11" x 11'6")

Having window to side elevation, coved ceiling, radiator and wood effect flooring.

#### BEDROOM FOUR

2.50m x 3.26m (8'2" x 10'8")

Having window to side elevation, coved ceiling, radiator and wood effect flooring.

#### BATHROOM

2.16m x 2.50m (7'1" x 8'2")

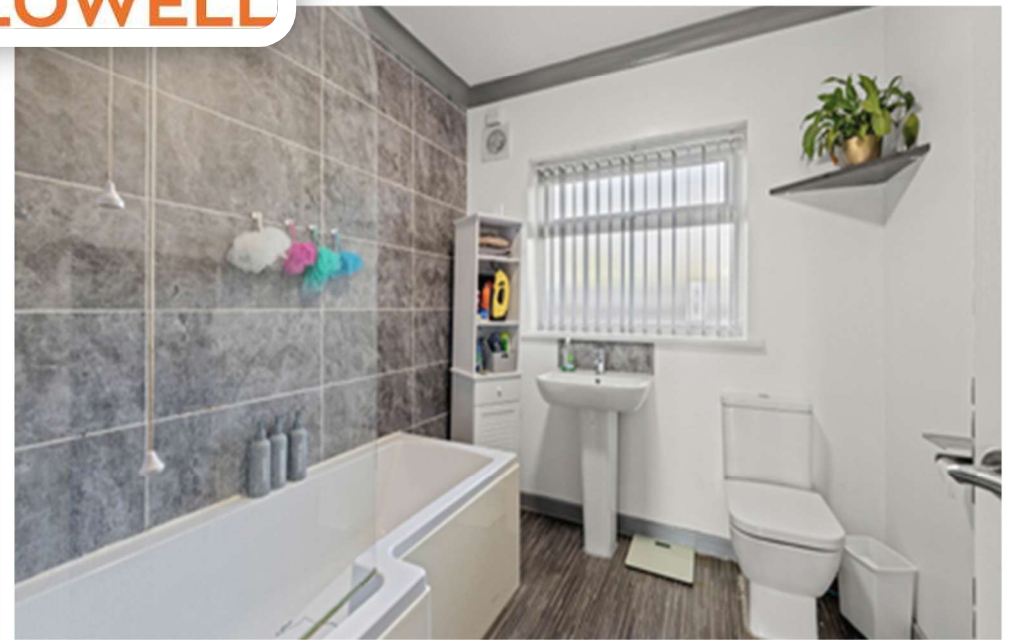
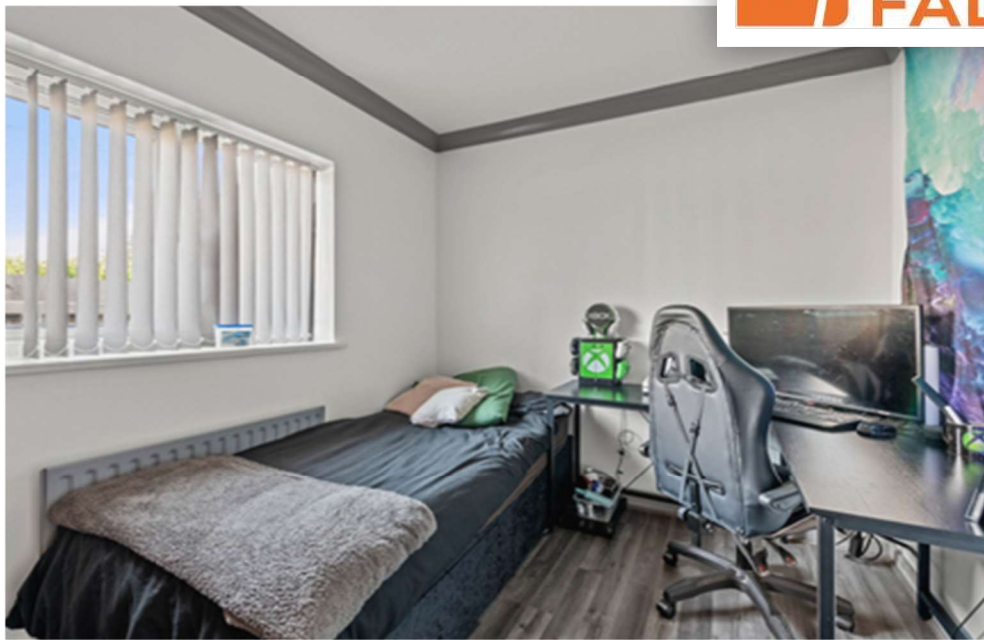
Having window to side elevation, coved ceiling, heated towel rail, extractor, vinyl flooring and tiled splashbacks. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.







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### EXTERIOR

The property is approached by an extensive gravelled driveway which provides ample off-road parking which extends down the side of the property and leads to the:

### GARAGES & GARDEN ROOM

Of brick & tile construction with two up-and-over doors to either side of garden room with part glazed doors to front and window overlooking open views to the rear.

### GARDEN

The gardens are majority to the side of the property and laid to lawn with a raised gravelled seating area to the far rear. To the rear of the property there is a low maintenance garden which is paved & gravelled.

### THE PLOT

The property occupies a plot of approximately 0.28 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, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C. The property also has solar panels with a battery.

### 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.







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## Floorplan



Total area: approx. 124.5 sq. metres (1340.1 sq. feet)



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