



9 Main Road, East Kirkby, PE23 4BY



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Freehold

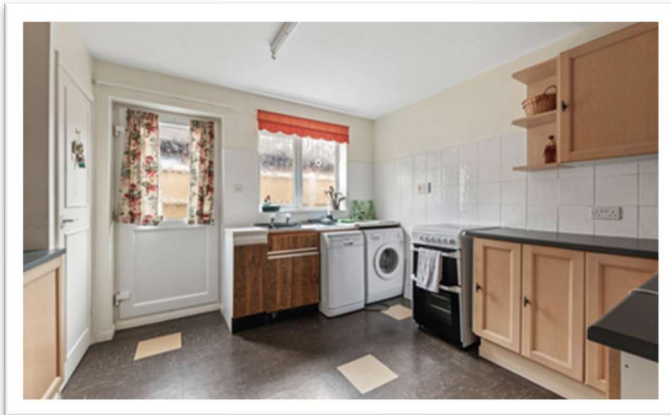
£230,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & kitchen
- Bathroom with separate shower
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A detached bungalow in a popular village location. In need of updating and having accommodation comprising: porch, entrance hall, lounge, kitchen, three bedrooms, bathroom with bath & shower. and separate WC. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil central heating & double glazing. NO CHAIN

ACCOMMODATION

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

BEDROOM ONE

2.98m x 3.98m (9'10" x 13'1")

Having window to front elevation and radiator.

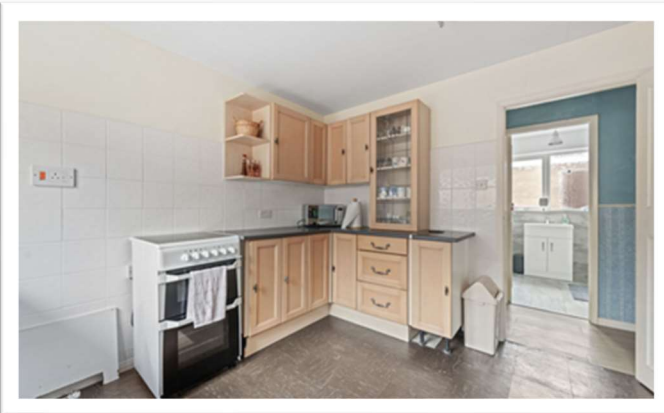
PORCH

Having window to side elevation and further part glazed uPVC door to the:

BEDROOM TWO

2.97m x 3.36m (9'8" x 11'0")

Having window to rear elevation and radiator.



ENTRANCE HALL

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

BEDROOM THREE

2.97m x 3.06m (9'8" x 10'0")

Having french doors to rear elevation and radiator.

LOUNGE

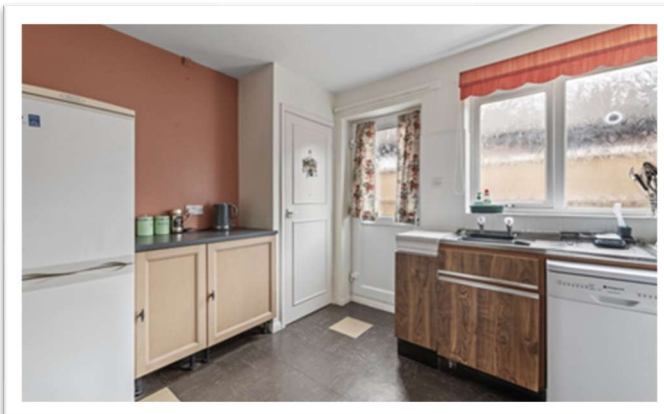
3.36m x 5.47m (11'0" x 17'11")

Having window to front elevation, radiator, wall light points and fireplace with marble effect back & hearth, inset living flame style fire and wooden surround.

BATHROOM

1.97m x 2.81m (6'6" x 9'2")

Having window to side elevation, tiled floor, part tiled walls, panelled bath, fully tiled shower enclosure with mixer shower fitting and hand basin inset to vanity unit with cupboard under.



KITCHEN

3.35m x 3.55m (11'0" x 11'7")

Having window & part glazed uPVC door to side elevation, vinyl tiled floor and built-in cupboard. Work surface with inset stainless steel sink, cupboard, space & plumbing for automatic washing machine & dishwasher under. Space for electric cooker. Further work surface with cupboards under, cupboards & open-ended shelving over. Work surface return with cupboards & drawers under, cupboard & glazed display unit over. Further work surface with cupboards under & space for upright fridge/freezer to one side.

SEPARATE WC

Having window to side elevation and low level WC.

EXTERIOR

To the front of the property there is a shaped lawn. A driveway with turning area provides off-road parking and leads to the:

GARAGE

Having up-and-over door.

REAR GARDEN

Being enclosed and laid to lawn with a garden shed.

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.

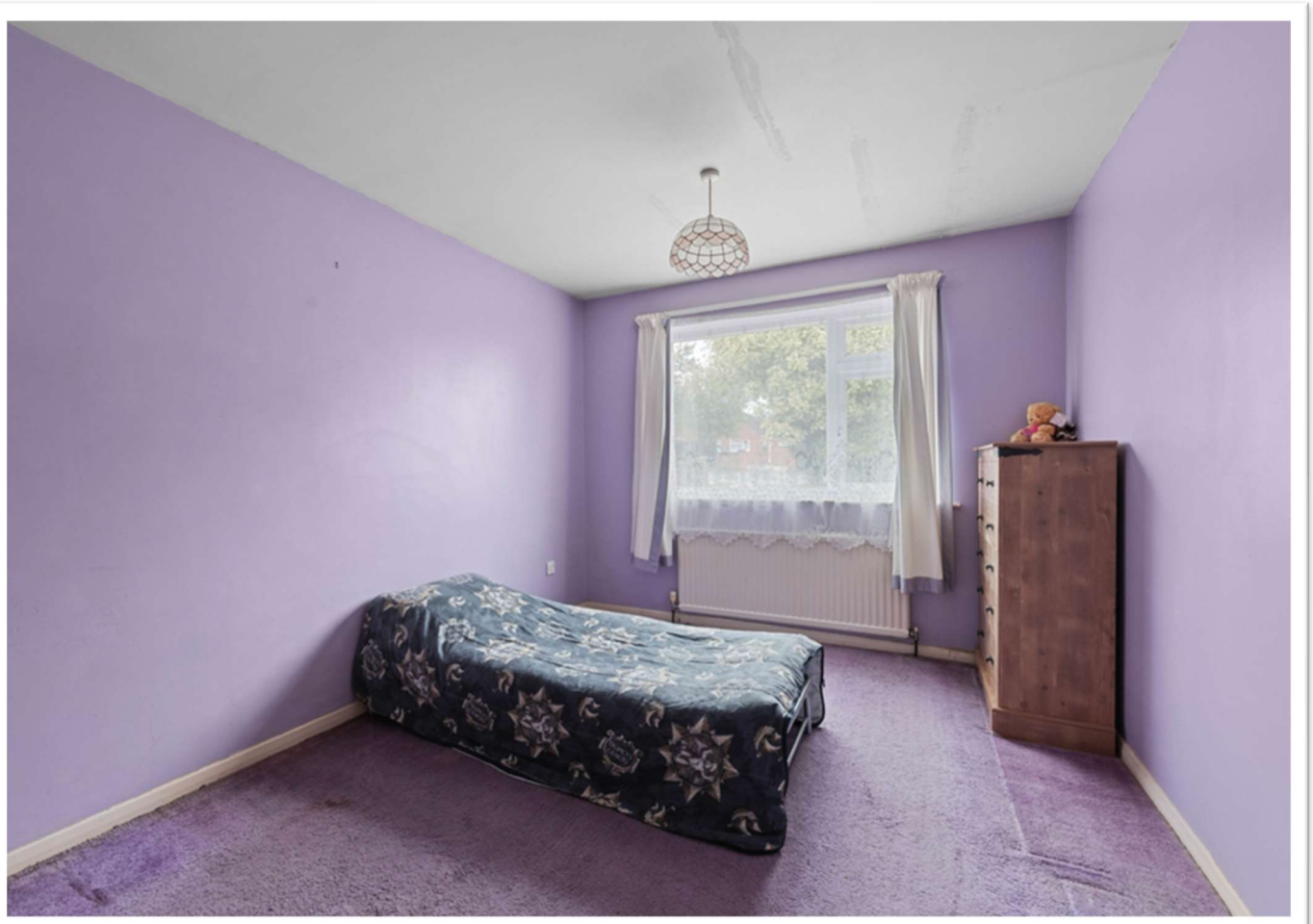
VIEWING

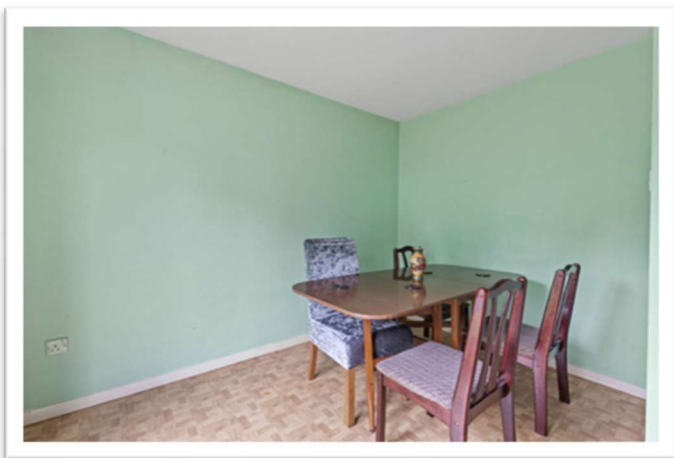
By appointment with Newton Fallowell - telephone 01790 755222.

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.





 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 84.9 sq. metres (913.5 sq. feet)



 **NEWTON FALLOWELL**

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