



10 New York Road, Dogdyke, LN4 4UR



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Freehold

£220,000



## Key Features

- Detached bungalow
- Three double bedrooms
- Lounge & dining room
- Breakfast kitchen & utility
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating E





A detached bungalow in a rural village location with field view to the front & rear. Having accommodation comprising: entrance hall, lounge, dining room, breakfast kitchen, utility, three double bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil central heating and double glazing. NO CHAIN



### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

### ENTRANCE HALL

Having coved & textured ceiling and radiator.

### LOUNGE

4.85m x 3.49m (15.9ft x 11.4ft)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, two radiators, wall light points, television aerial connection point and tiled fireplace with inset Parkray fire (not connected).

### DINING ROOM

3.66m x 3.22m (12ft x 10.6ft)

Having sealed unit double glazed uPVC french doors with side screens to rear elevation & garden, coved & textured ceiling and radiator.

### BREAKFAST KITCHEN

3.64m x 3.22m (11.9ft x 10.6ft)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, drawers & automatic washing machine under, electric cooker with extractor over to side. Work surface return with cupboards & drawers under, cupboards over and tall larder style unit to side.

### UTILITY

3.25m x 2.79m (10.7ft x 9.2ft)

Having sealed unit double glazed uPVC window to side elevation, part glazed uPVC door to rear elevation, tile effect flooring, door to large storage cupboard, oil fired boiler providing for hot domestic hot water & heating, work surface with cupboards under, cupboards over and space for upright fridge/freezer to side.





### BEDROOM ONE

3.65m x 3.47m (12ft x 11.4ft)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator and range of wardrobes, drawers to either side of double bed space with shelving & cupboards over.

### BEDROOM TWO

3.62m x 3.36m (11.9ft x 11ft)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling and radiator.

### BEDROOM THREE

3.34m x 3.14m (11ft x 10.3ft)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator and built-in wardrobes with overhead cupboards.

### BATHROOM

2.53m x 2.03m (8.3ft x 6.7ft)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, built-in airing cupboard, part tiled walls and tile effect flooring. Fitted with a suite comprising: panelled bath with electric shower fitting over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



## EXTERIOR

To the front of the property there is a lawned garden with beds & borders and an informal pond. A pair of wrought iron gates give access to a rubber crumb driveway which provides off-road parking and leads to the:

## GARAGE

4.91m x 2.71m (16.1ft x 8.9ft)

Having up-and-over door, light & power.

The front lawned garden extends down the right hand side of the property where there is gated access to the:

## REAR GARDEN

Being enclosed and laid to lawn with borders, having a concrete footpath around the property, garden shed and oil storage tank (New in February 2023).

## THE PLOT

The property occupies a plot of approximately 0.16 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 and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

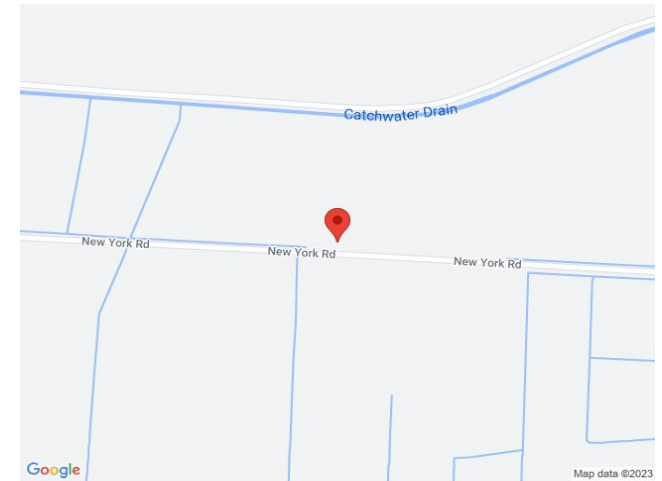




## Floorplan



Total area: approx. 115.7 sq. metres (1245.2 sq. feet)



### 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.

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