



Kelham Place, Beldings Close, Firsby, PE23 5QS



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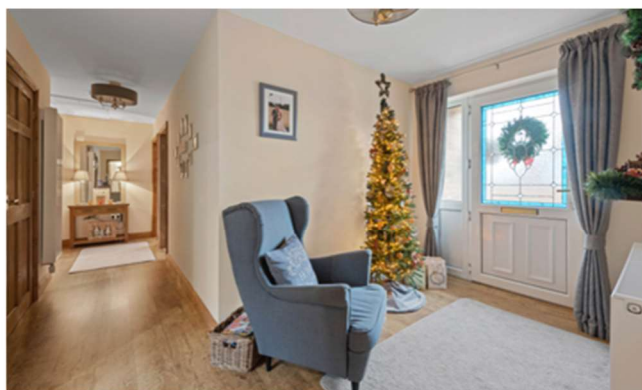
Freehold

Offers over £355,000



## Key Features

- Detached bungalow
- Four bedrooms
- Lounge, dining room & family room
- Two en-suites & bathroom
- Driveway & garage
- Enclosed gardens
- Air source heat pump & solar panels
- EPC rating TBC





A detached bungalow on a corner plot in a popular village location. Updated by the current owners with re-fitted kitchen, en-suites & bathroom as well as a new air source heating system and solar panels.

Having over 1,600 square feet of well presented accommodation comprising: entrance hall, lounge, dining room, family/utility room, kitchen, master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking and a south facing side garden.



#### ACCOMMODATION

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

#### ENTRANCE HALL

Having two radiators, smoke alarm, wood effect flooring, access to roof space and built-in cupboard.

#### LOUNGE

5.84m x 4.22m (19'2" x 13'10")

Having french doors to rear elevation, radiator, wall light points and feature brick-built fireplace with inset electric log burner effect fire. Part glazed double doors through to the:

#### DINING ROOM

3.12m x 2.67m (10'2" x 8'10")

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

#### FAMILY/UTILITY ROOM

5.64m x 2.64m (18'6" x 8'8")

Having part glazed door to rear elevation and radiator.





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## KITCHEN

3.84m x 2.67m (12'7" x 8'10")

Having window to front elevation, inset ceiling spotlights, radiator and wood effect flooring.

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, integrated fridge & dishwasher under, cupboard over. Work surface return with inset induction hob, cupboard & drawers under, cupboards & concealed extractor over. Further work surface return with with cupboard under, tall unit to side housing integrated electric fan oven & integrated microwave, drawer under and cupboard over. Tall units to either side of wine rack to one wall.





### MASTER BEDROOM

3.91m x 3.53m (12'10" x 11'7")

Having windows to front & side elevations, radiator and built-in wardrobes & bedside cabinets.

### EN-SUITE

Having window to side elevation, radiator, wood effect flooring and part tiled walls. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

### BEDROOM TWO

3.53m x 2.95m (11'7" x 9'8")

Having window to side elevation, radiator and built-in wardrobes & bedside cabinets.

### FURTHER EN-SUITE

Having window to side elevation, radiator, wood effect flooring and part tiled walls. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

### BEDROOM THREE

3.91m x 3.38m (12'10" x 11'1")

Having window to front elevation, radiator and built-in wardrobe.

### BEDROOM FOUR

3.38m x 2.95m (11'1" x 9'8")

Having window to rear elevation and radiator.

### BATHROOM

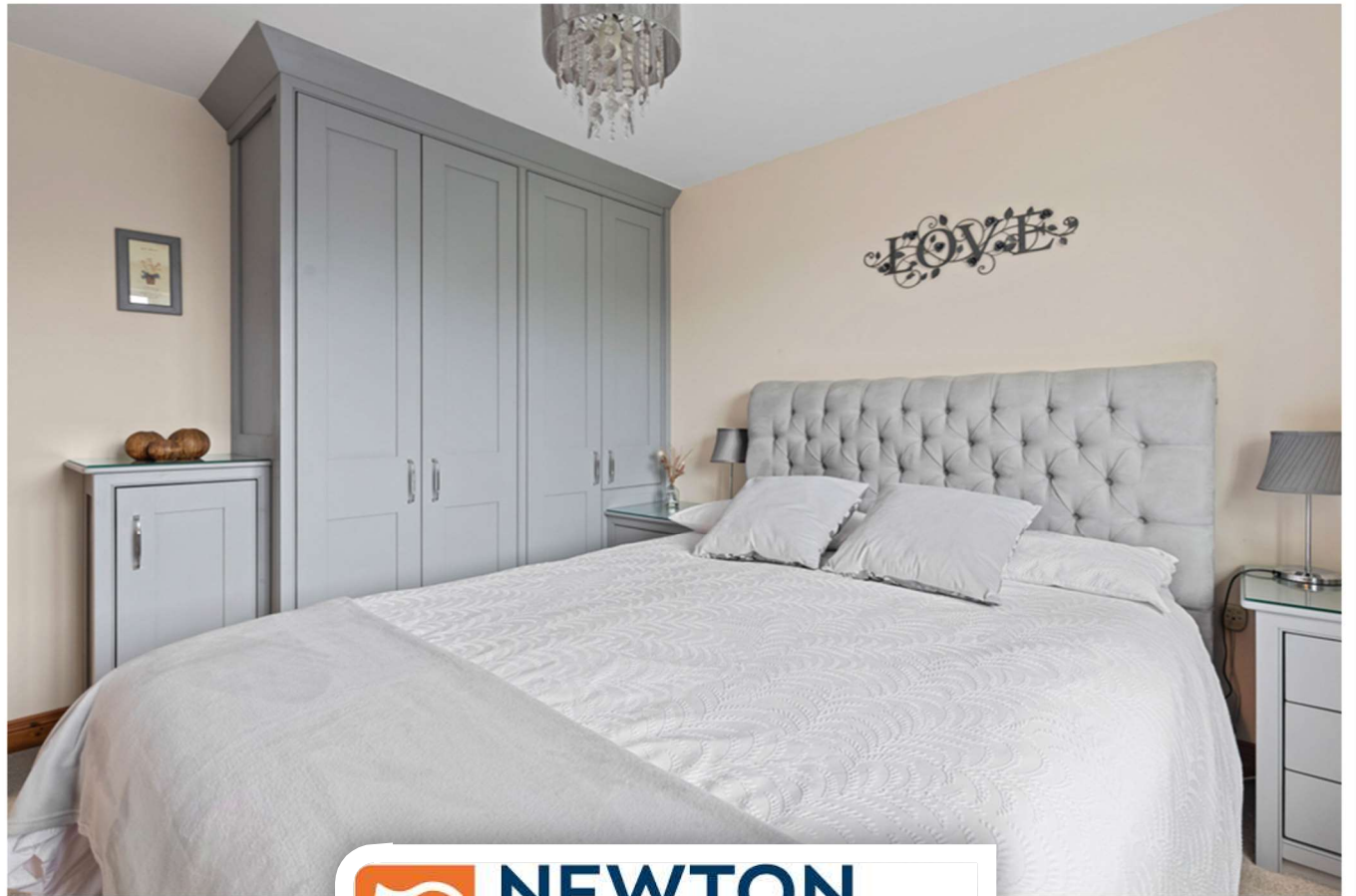
3.15m x 2.74m (10'4" x 9'0")

Having window to rear elevation, inset ceiling spotlights, radiator, wood effect flooring, part tiled walls and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, corner panelled bath, twin hand basins inset to vanity unit with cupboards under and WC with concealed cistern.

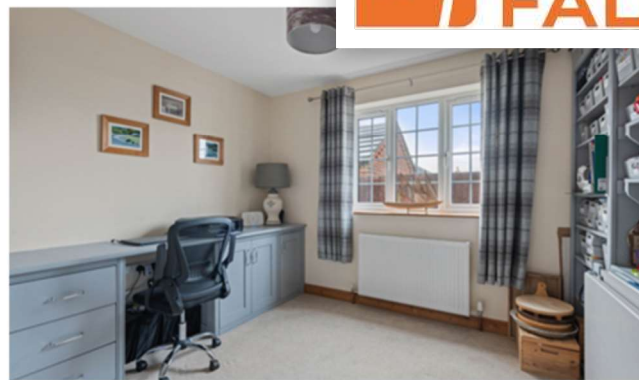


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### EXTERIOR

To the front of the property there is a lawned garden with a block paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and leads to the:

### GARAGE

5.54m x 2.69m (18'2" x 8'10")

Having up-and-over door, window to rear and access to roof storage space with ladder. (The garage & family/utility room could easily be converted back into a double garage with the removal of the stud wall)

To the far left hand side of the property there is an enclosed gravelled area with access gates and a garden shed.

### SIDE GARDEN

To the left hand side of the property there is a south facing enclosed garden, laid to lawn with borders and a block paved seating area with pergola over. The rear of the property is paved with a gravelled border. To the right hand side of the property there is a lawned garden with borders and a block paved footpath.

### 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, water and drainage connected. Heating is via an air source heat pump and the property is double glazed. The property also has a 3.2kwh solar system. Both the heating system and the solar system were installed in December 2024 and have five year guarantees. The property has a water softener and a further individual water softener in the kitchen. The current council tax is band D.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

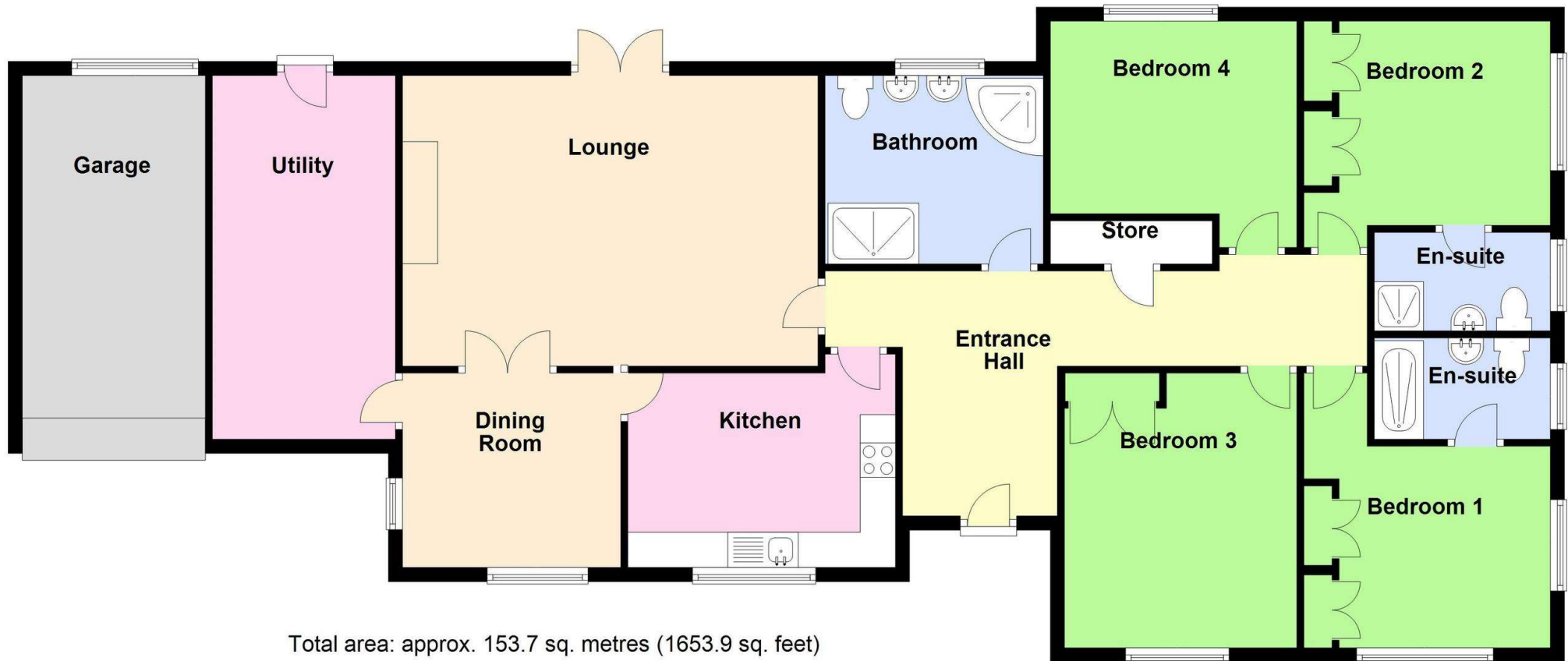






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## Floorplan



Newton Fallowell Spilsby

01790 755222

[spilsby@newtonfallowell.co.uk](mailto: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.

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