



24 Raithby Road, Hundleby, PE23 5NH



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Freehold

£375,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge, dining room & family room
- Kitchen & utility
- En-suite & bathroom
- Off-road parking & rear garden
- Village location
- EPC rating TBC – NO CHAIN





An extended detached bungalow in a village location with an open view over the Lincolnshire Wolds to the front and backing on to field to the rear. Having over 1,500 square feet of well presented accommodation comprising: entrance hall, lounge, dining room, kitchen, utility, family room, master bedroom with en-suite, two further bedrooms and bathroom with separate shower. Outside the property has a lawned front garden, a driveway providing off-road parking and an enclosed rear garden. NO CHAIN

ACCOMMODATION

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

DINING AREA

Having window to side elevation, electric heater and opening to the:

ENTRANCE HALL

Having electric heater.

KITCHEN AREA

Having inset ceiling spotlights and tiled floor with underfloor heating. Fitted with a range of base & wall units with wood block work surfaces & tiled splashbacks comprising: stainless steel sink & drainer with mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, cupboards & drawers & warming drawer under, cooker hood over. Work surface return with cupboard under, cupboard over and tall unit to side housing integrated electric double oven with drawer under and cupboard over. Opening to the family room and door to the:

LOUNGE

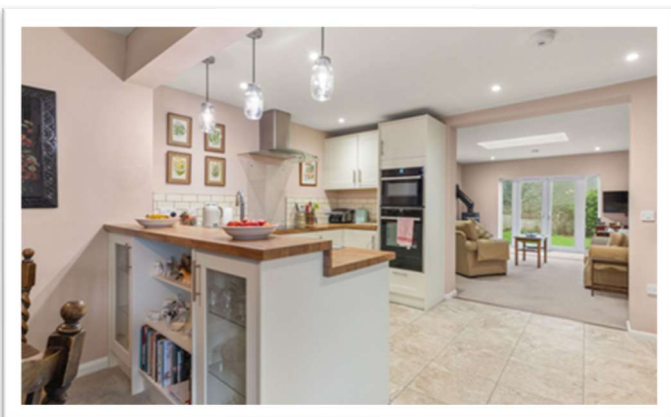
3.87m x 3.58m (12'8" x 11'8")

(max including bay) Having bay window to front elevation and feature fireplace with electric wood burner effect fire. Opening to the:

DINING KITCHEN

6.4m x 4.04m (21'0" x 13'4")

Forming two areas comprising:







UTILITY

4.85m x 3.19m (15'11" x 10'6")

(max) Having window & part glazed door to front elevation, inset ceiling spotlights, tiled floor with underfloor heating, extractor and large walk-in store. Wood block work surface with inset stainless steel sink & drainer, cupboard & space for dishwasher under. Work surface return with cupboards, space & plumbing for automatic washing machine, tumble dryer and fridge under, tall larder style unit to side.

FAMILY ROOM

5.62m x 4.19m (18'5" x 13'8")

Having french doors with side screens to side & rear elevations, rooflight, inset ceiling spotlights, electric heater and feature wood burner to corner.

BEDROOM THREE/STUDY

3.93m x 3.26m (12'11" x 10'8")

Having window to rear elevation, inset ceiling spotlights and electric heater.



MASTER BEDROOM

4.65m x 4.41m (15'4" x 14'6")

Having window to rear elevation, electric heater and fitted wardrobe.

EN-SUITE

1.71m x 1.7m (5'7" x 5'7")

Having inset ceiling spotlights, tiled walls, tiled floor with underfloor heating, heated towel rail, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

3.59m x 3.32m (11'10" x 10'11")

Having window to front elevation and electric heater.

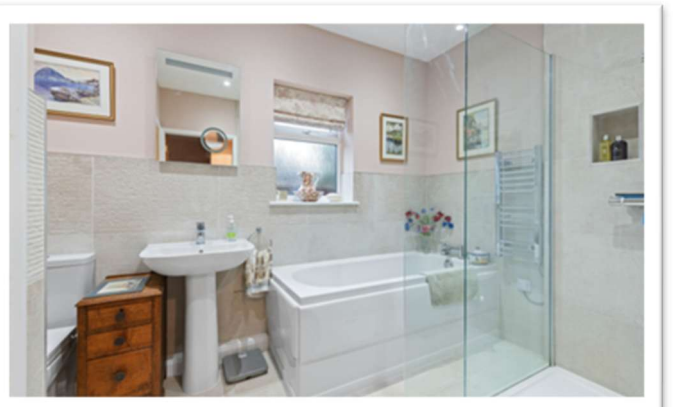
BATHROOM

3.32m x 1.95m (10'11" x 6'5")

Having window to side elevation, inset ceiling spotlights, heated towel rail, part tiled walls, tiled floor with underfloor heating and built-in airing cupboard. Fitted with a suite comprising: panelled bath, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with illuminated mirror over.



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EXTERIOR

To the front of the property there is a lawned garden and a driveway provides ample off-road parking.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio, log store and garden shed.

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 electric heaters with individual thermostats and underfloor heating. The property is double glazed and the current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

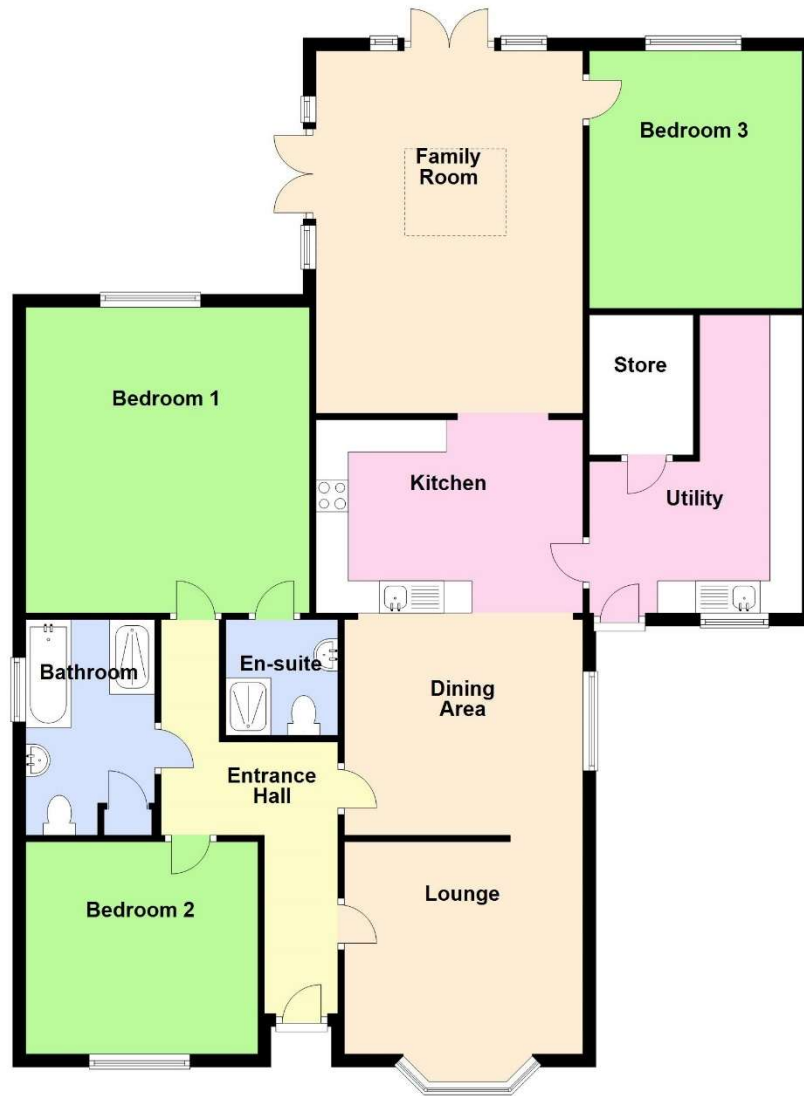




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Floorplan



Total area: approx. 146.6 sq. metres (1577.7 sq. feet)



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