



Keal Cottage, Main Road, East Keal, PE23 4BA





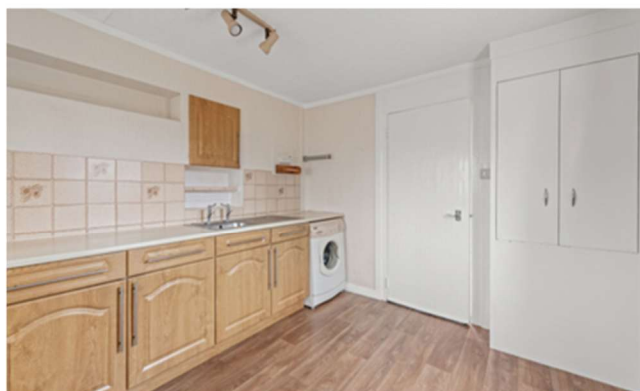
Freehold

£130,000



## Key Features

- Detached bungalow
- Two double bedrooms
- Kitchen & lounge
- Shower room
- Ample off-road parking to front
- Enclosed low maintenance rear garden
- NON-STANDARD CONSTRUCTION
- EPC rating F – NO CHAIN





A detached bungalow in a village location convenient for the A16. The bungalow is of non-standard construction and has accommodation comprising: entrance porch, kitchen, lounge, hall, two double bedrooms and shower room. Outside the property has ample off-road parking to the front and a low maintenance enclosed garden to the rear. NO CHAIN

#### ACCOMMODATION

Part glazed door to the:

#### ENTRANCE PORCH

1.75m x 1.37m (5'8" x 4'6")

Having window to front elevation, store off and part glazed door to the:

#### KITCHEN

3.26m x 2.87m (10'8" x 9'5")

Having window to side elevation, window overlooking the porch, radiator, wood effect flooring and built-in cupboard. Fitted with a range of units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboard over and space for electric cooker to side.

#### LOUNGE

4.62m x 3.15m (15'2" x 10'4")

Having windows to side & rear elevations, radiator and stone fireplace with slabbed hearth, wooden mantle, cupboard and plinth to side.

#### HALL

4.95m x 1.47m (16'2" x 4'10")

(max) Having part glazed door to rear elevation, radiator, access to roof space and two built-in cupboards.



### BEDROOM ONE

3.66m x 3.2m (12'0" x 10'6")

Having window to front elevation, radiator and built-in cupboards & drawers.

### BEDROOM TWO

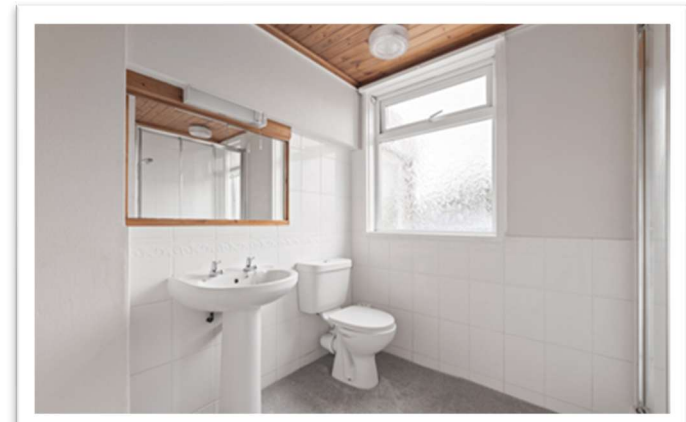
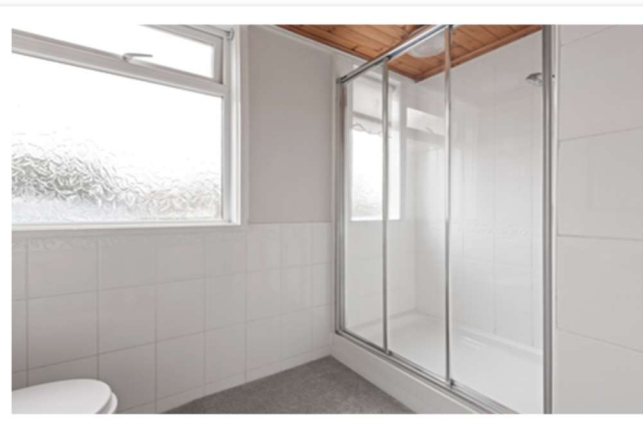
3.66m x 3.2m (12'0" x 10'6")

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

### SHOWER ROOM

2.5m x 2.38m (8'2" x 7'10")

(max) Having two windows to front elevation, part tiled walls, wood panelled ceiling, fully tiled shower enclosure with shower fitting, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property there is a concrete area and a gravelled area which provides ample off-road parking.

### REAR GARDEN

Being enclosed and laid to gravel for ease of maintenance and having 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 A.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

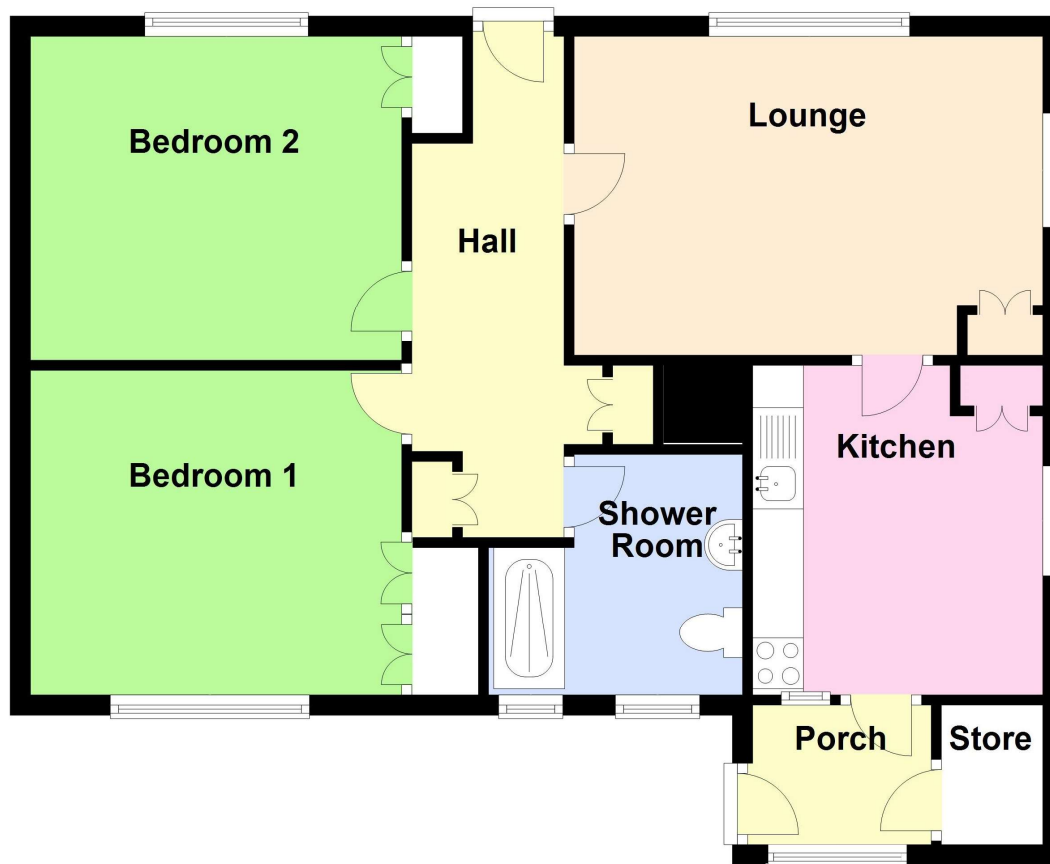
### AGENT'S NOTES

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## Floorplan



Total area: approx. 69.3 sq. metres (746.5 sq. feet)



 **NEWTONFALLOWELL**

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