



My Desire, 10 Station Road, Halton Holegate, PE23 5PB



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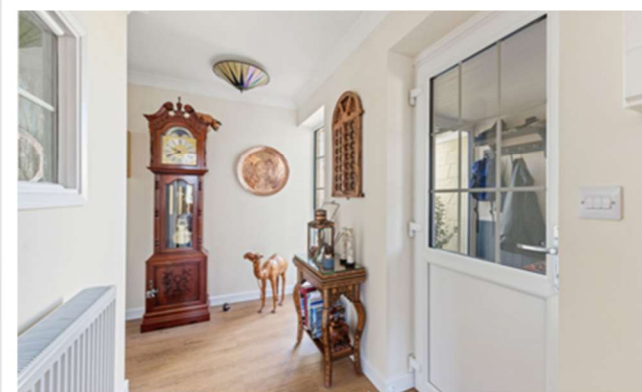
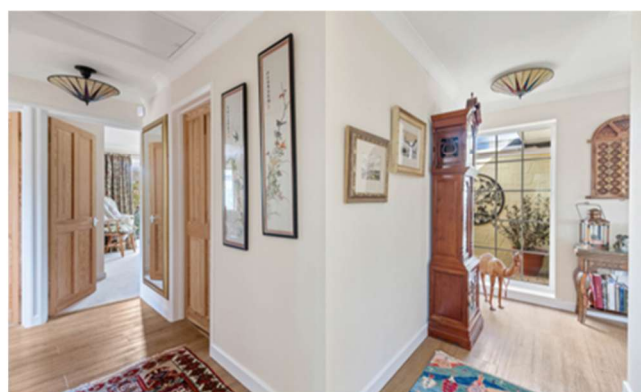
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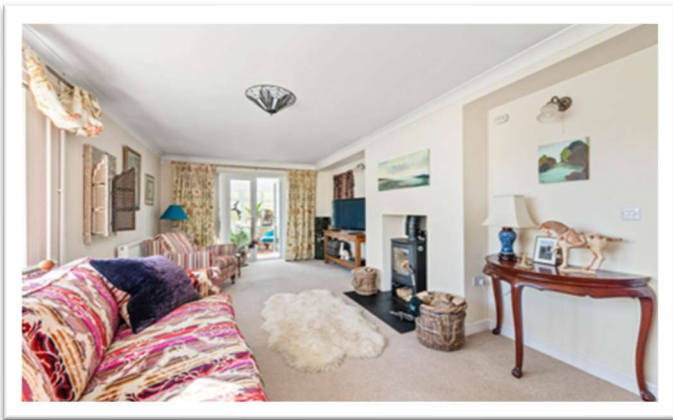
Offers in excess of £300,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Bathroom with separate shower
- Driveway, garage, store & workshop
- Enclosed rear garden
- Wolds village location
- EPC rating D





A detached bungalow set in the popular Wolds village of Halton Holegate, in a non-estate location with open fields to the rear. Having well presented accommodation comprising: porch, entrance hall, lounge with wood burner, garden room, dining kitchen, three bedrooms and bathroom with separate shower. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage with attached store & workshop and an attractive rear garden with a patio & seating areas.



ACCOMMODATION

Part glazed front entrance door to the:

PORCH

Having glazed door with side screen to rear elevation, wood effect flooring and part glazed door to the:

ENTRANCE HALL

Having window to side elevation, coved ceiling, radiator, wood effect flooring and access to roof space.

LOUNGE

6.96m x 3.61m (22'10" x 11'10")

Having bow window to front elevation, coved ceiling, radiator, wall light points and fireplace recess with inset feature wood burner. French doors with side screens to the:

GARDEN ROOM

3.96m x 2.67m (13'0" x 8'10")

Having windows to front & side elevations, sliding patio doors to rear elevation & garden, inset ceiling spotlights, radiator and wood effect flooring.



 **NEWTONFALLOWELL**





DINING KITCHEN 5.49m x 3.58m (18'0" x 11'8")

Having window & part glazed door to side elevation, coved ceiling with 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 ceramic sink with drainer & mixer tap inset to work surface, cupboards, water softener, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & integrated dishwasher & cupboard under, cupboards & concealed cooker hood over, tall unit to side housing integrated fridge & freezer. Further work surface with cupboards & drawers under.

 **NEWTON
FALLOWELL**



BEDROOM ONE

3.63m x 3.33m (11'11" x 10'11")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes.

BEDROOM TWO

3.63m x 2.97m (11'11" x 9'8")

Having french doors with side screen to rear elevation, coved ceiling and radiator.

BEDROOM THREE

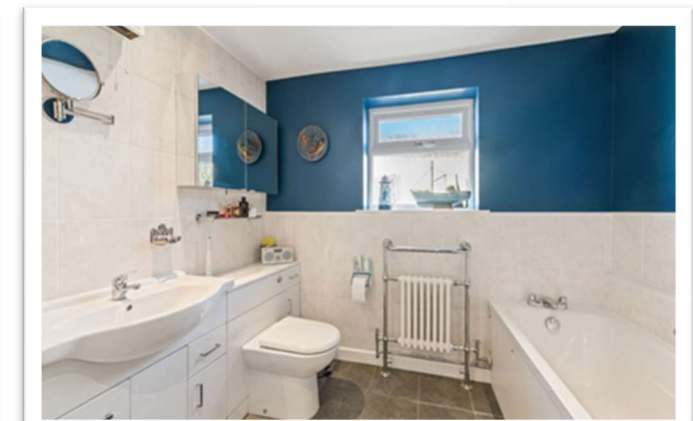
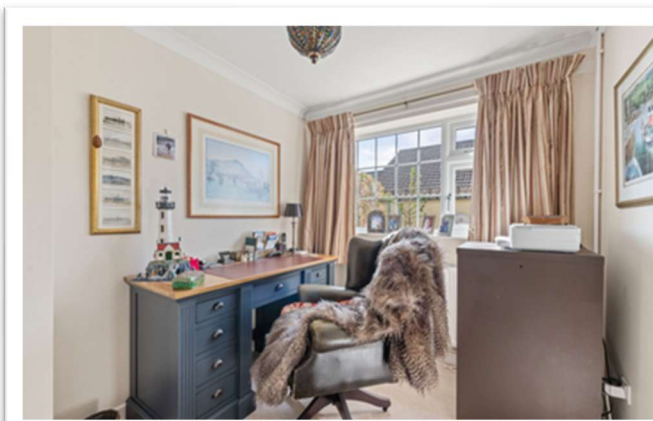
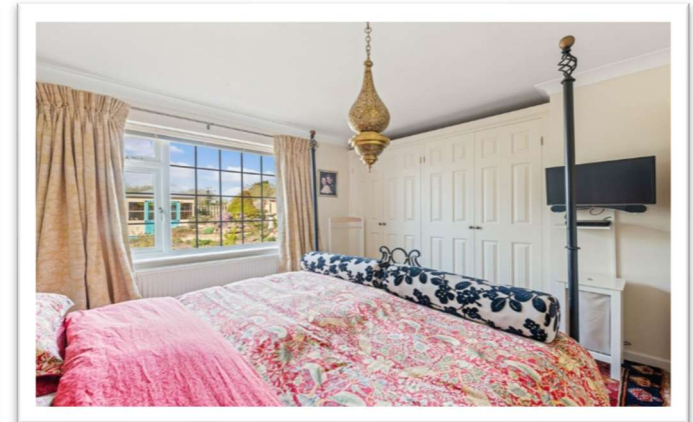
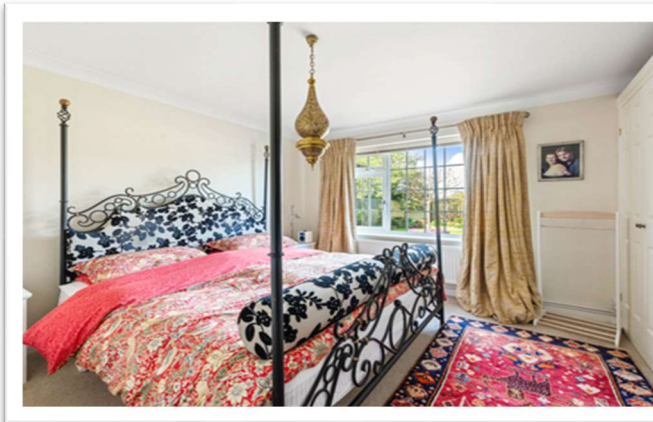
2.46m x 2.41m (8'1" x 7'11")

Having window to side elevation, coved ceiling, radiator and built-in cupboard.

BATHROOM

2.64m x 2.54m (8'8" x 8'4")

Having window to side elevation, radiator incorporating heated towel rail, tiled floor, part tiled walls, wall mounted electric heater and built-in airing cupboard. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.



EXTERIOR

To the front of the property there is a shaped lawn with a central bed, paved area and a driveway providing off-road parking which leads to the:

GARAGE

8.76m x 2.49m (28'8" x 8'2")

Having roller door, light, power and door to side.

REAR GARDEN

Being enclosed and having a shaped lawn with borders, paved patio, crazy paved rockery, gravelled seating area, summerhouse, oil storage tank and a further area to the side with a pergola and paving with inset shrubs.

WORKSHOP

3.18m x 2.49m (10'5" x 8'2")

Having window & part glazed door to side elevation, window to rear elevation and attached 2.4m x 1.3m store.

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 external 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. 138.7 sq. metres (1493.3 sq. feet)



 **NEWTONFALLOWELL**

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AGENT'S NOTES

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