



Cra La Ve, Maddison Lane, Partney, PE23 4PX

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Freehold

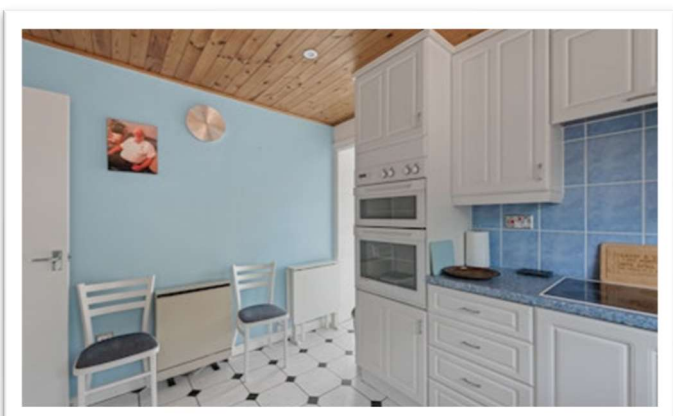
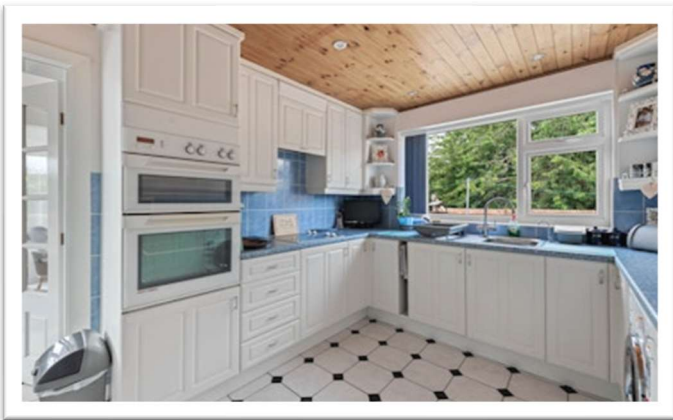
£275,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & garden room
- Kitchen & utility
- Driveway, garage & car port
- Plot approx. 0.22 acre (STS)
- EPC rating B





A detached bungalow on a plot of approximately 0.22 acre, subject to survey, in a popular village location on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. Set in the heart of the village but with easy access to the A16. The market town of Spilsby and its amenities is around two miles away and the coastal resort of Skegness is only ten miles distant.

Having well presented accommodation comprising: porch, entrance hall, lounge, kitchen, garden room, utility, cloakroom, three bedrooms and shower room. Outside the property has a good sized garden, a driveway providing off-road parking, garage and carport. The property benefits from electric heaters, double glazing and solar panels.

ACCOMMODATION

Part glazed front entrance door with side screen through to the:

PORCH

Having glazed door with side screen to the:

ENTRANCE HALL

Having electric heater, access to part boarded loft space with ladder and built-in airing cupboard.

LOUNGE

4.57m x 3.68m (15'0" x 12'1")

Having window to side elevation, further internal window overlooking the garden room, coved ceiling, electric heater and fireplace with inset electric fire.

KITCHEN

3.61m x 2.94m (11'10" x 9'7")

Having window to side elevation, wood tongue & groove panelled ceiling with inset ceiling spotlights, electric heater and tiled floor.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap incorporating instant boiling water inset to work surface, cupboards under. Work surface return with inset electric hob, cupboards & drawers under, cupboards, concealed cooker hood & shelving over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboards, integrated fridge, space & plumbing for automatic washing machine under, cupboards & shelving over. Part glazed door to the:





GARDEN ROOM

5.39m x 3.69m (17'8" x 12'1")

Having windows to both side elevations, windows & sliding doors to rear elevation, electric heater and tiled floor.

UTILITY

Having window & part glazed door to side elevation, tiled floor and cupboard with space & plumbing for automatic washing machine.

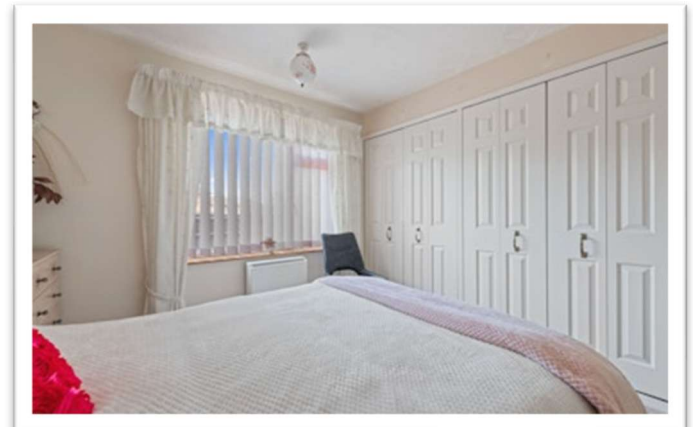
CLOAKROOM

Having window to side elevation and low level WC.

BEDROOM ONE

3.62m x 3.33m (11'11" x 10'11")

Having window to front elevation, electric heater and built-in wardrobes to one wall.



BEDROOM TWO

3.61m x 3.33m (11'10" x 10'11")

Having window to side elevation and electric heater.

BEDROOM THREE

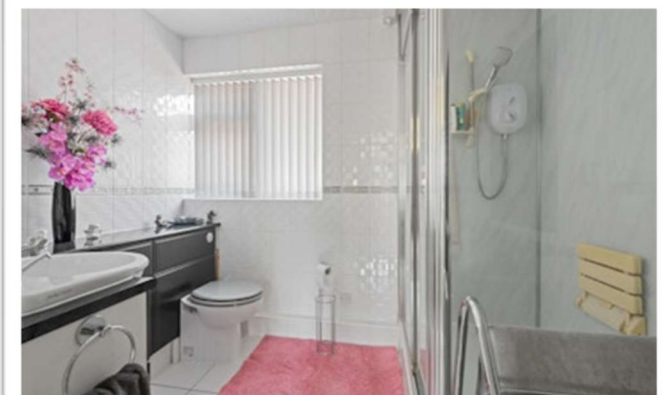
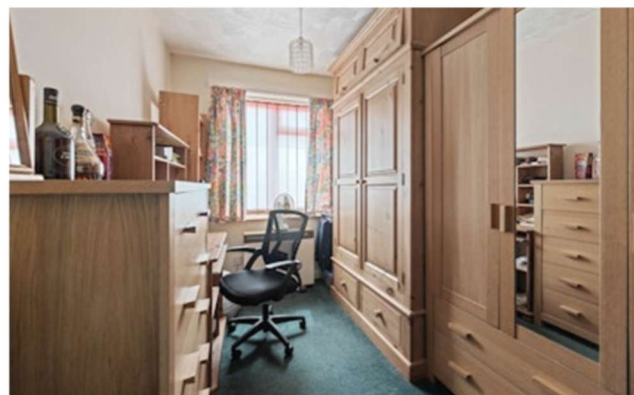
3.61m x 2.11m (11'10" x 6'11")

Having window to side elevation and electric heater.

SHOWER ROOM

3.61m x 2.11m (11'10" x 6'11")

Having window to side elevation, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



EXTERIOR

To the front of the property there is a large gravelled area with a footpath leading to the front entrance door. A driveway off Maddison Lane provides off-road parking and leads to the:

GARAGE

5.01m x 2.91m (16'5" x 9'6")

Having up-and-over door, window to rear and service door. To the side of the garage there is a car port with a store off.

GARDENS

Off the garden room there is a paved patio enclosed by a low wall with a lawned garden beyond, garden store and further gravelled area. To the rear of the property there is a paved and gravelled area with access through to the car port.

THE PLOT

The property occupies a plot of approximately 0.22 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 and the property is double glazed. The current council tax is band C. The property also has solar panels with battery storage.

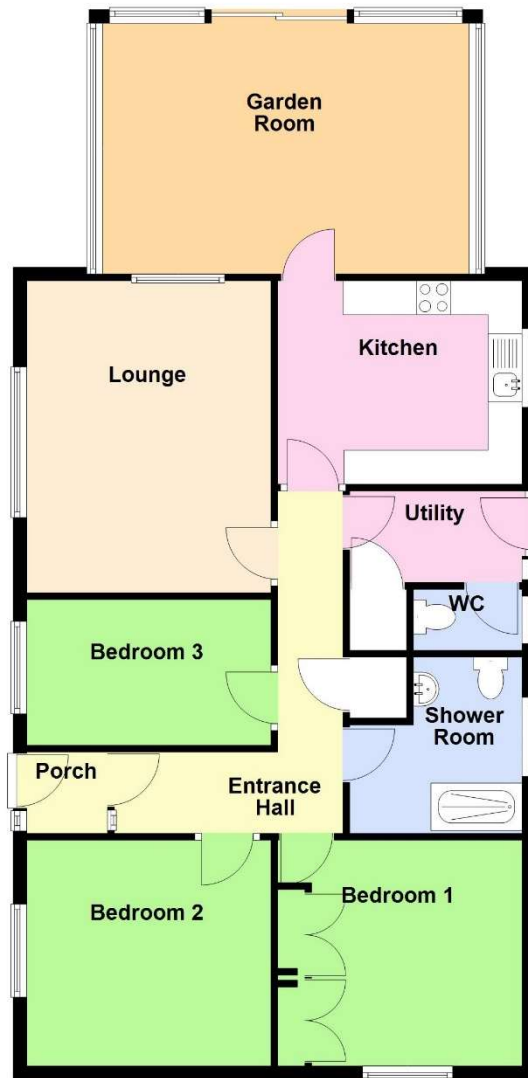
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





Floorplan



Total area: approx. 105.1 sq. metres (1130.9 sq. feet)



 **NEWTONFALLOWELL**

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