



2 Manor Close, East Kirkby, PE23 4DA

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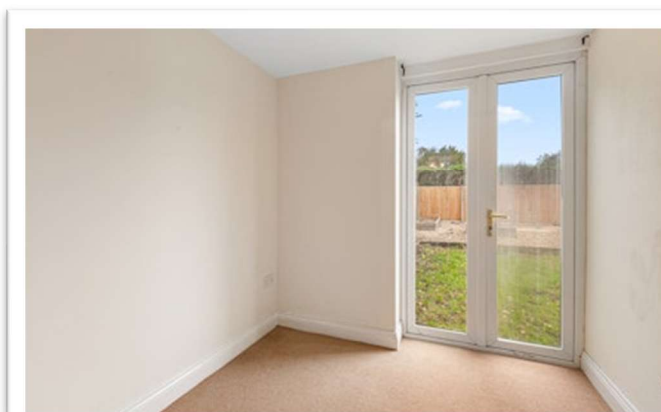
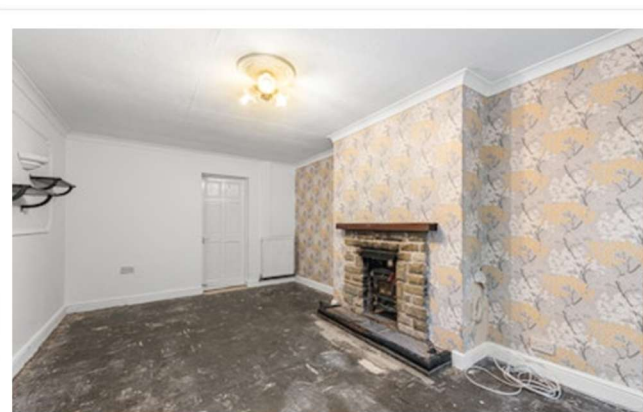
Freehold

£140,000



Key Features

- Mid terrace house
- Three bedrooms
- Lounge & study
- Dining kitchen & garden room
- Driveway providing off-road parking
- Enclosed rear garden
- EPC rating D
- NO CHAIN





This deceptively spacious mid-terrace home offers generous accommodation in a popular village setting, perfect for families or first-time buyers.

The ground floor features an entrance hall, comfortable lounge, study and a well-appointed dining kitchen opening into a bright garden room. Upstairs, there are three bedrooms and a family bathroom. Outside, the property benefits from off-road parking to the front and a private enclosed rear garden, ideal for relaxing or entertaining. With oil-fired central heating, double glazing and no onward chain, this charming home is ready for its next owner.



ACCOMMODATION

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

ENTRANCE HALL

Having tiled floor and staircase rising to first floor. Opening to the dining kitchen and door to the:

LOUNGE

5.56m x 3.33m (18'2" x 10'11")

Having window to front elevation, coved ceiling, two radiators and fireplace with inset wood burner.

STUDY

2.37m x 2.26m (7'10" x 7'5")

Having french doors to rear elevation & garden and radiator.

DINING KITCHEN

5.56m x 3.18m (18'2" x 10'5")

Forming two areas comprising:

DINING AREA

Having window to front elevation, coved ceiling, radiator, tiled floor and wood panelling to dado height. Archway through to the:





KITCHEN AREA

Having window to rear elevation overlooking the garden room and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space for dishwasher under. Work surface return with cupboards & drawers under. Further work surface with space for electric cooker, cupboards under, cupboards & stainless steel extractor over and tall unit to side. Part glazed stable style door to the:

GARDEN ROOM

4.13m x 2.42m (13'6" x 7'11")

Having windows & glazed door to rear elevation & garden, inset ceiling spotlights, radiator, tiled floor, access to roof space, space & plumbing for automatic washing machine.



FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling, wood panelling to dado height and access to roof space.

BEDROOM ONE

3.36m x 3.13m (11'0" x 10'4")

(max) Having window to front elevation, coved ceiling, radiator, built-in cupboard over stairs and built-in airing cupboard.

BEDROOM TWO

3.34m x 2.83m (11'0" x 9'4")

(max) Having window to front elevation, radiator and built-in cupboard.

BEDROOM THREE

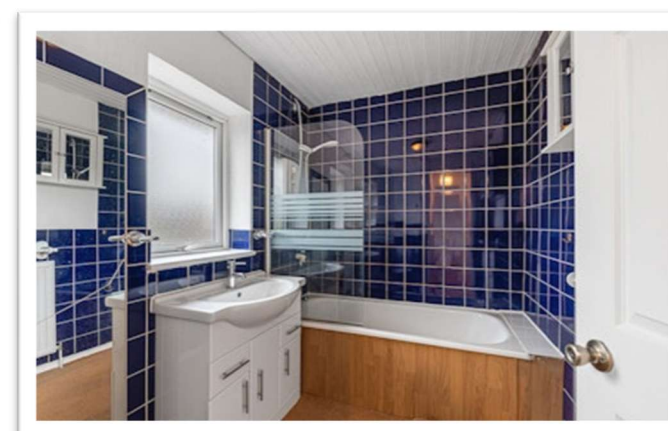
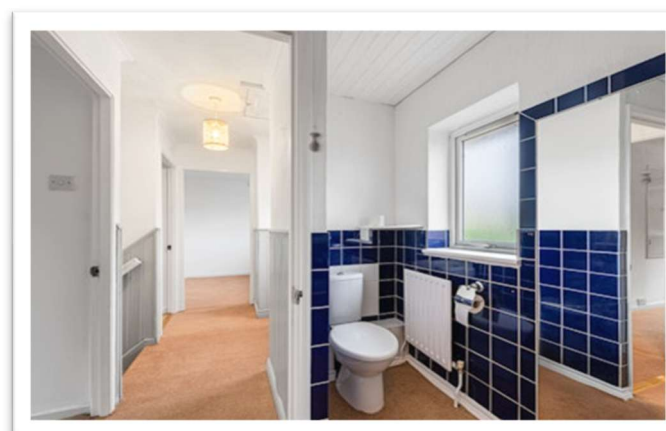
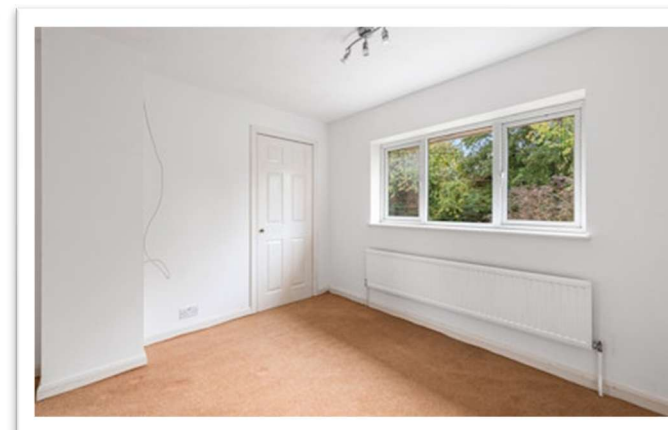
2.69m x 2.4m (8'10" x 7'11")

(max) Having window to rear elevation, radiator and built-in cupboard.

BATHROOM

3.16m x 1.81m (10'5" x 5'11")

(max) Having two windows to rear elevation, two radiators, majority tiled walls, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.



EXTERIOR

To the front of the property a pair of wrought iron vehicular gates give access to a concrete driveway which provides off-road parking.

REAR GARDEN

Being enclosed and having a lawned garden, gravelled areas, raised planters and a paved footpath leading to a paved patio to the far rear of the garden.

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

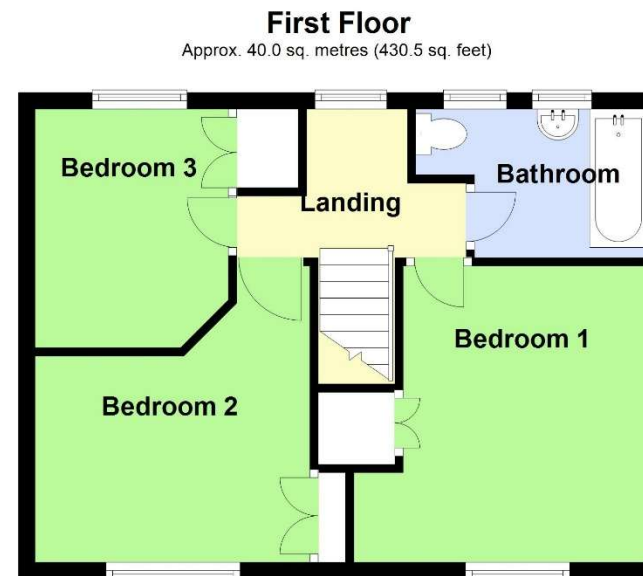
By appointment with Newton Fallowell - telephone 01790 755222.

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Floorplan



Total area: approx. 98.8 sq. metres (1063.7 sq. feet)



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