



27 Rider Gardens, Fishtoft PE21 0BL

Offers Over £220,000

27 Rider Gardens

From the day they were built the properties in and around Rider Gardens have been highly sought after and especially popular with families due to the proximity to several local amenities as well as secondary schools, the college and town centre itself all being within cycling distance. Fishtoft village covers a fairly large area with it's centre being home to a pub and playing field.

Whilst there are various property designs in the area this one in particular is completely unique having had a fabulous kitchen extension carried out in 2017, and now includes a large fully fitted open-plan 'living kitchen' and a separate utility room to the rear. The property is neutrally decorated in modern muted tones with wood grain laminate flooring and plain carpets throughout. It is an ideal layout for busy family life with ample space for dining, cooking and sofas in the kitchen as well as having the separate lounge for the evenings. Upstairs along with the family bathroom there are two double bedrooms and a single room. The former en-suite in the master bedroom has been converted into a walk-in wardrobe with hanging rails and shelving, although the plumbing remains should a new buyer prefer to re-instate a shower room.

The garage has been partially converted into a lovely utility room off the kitchen with an insulated block wall, this has left the front of the garage available as storage for items such as bikes etc. This works really well for the family who prefer the additional room in the house, however it could always be changed back to a full garage at a later date if preferred. The lawned garden to the rear has a decking area for table and chairs and is also fully enclosed so is secure for both children and pets.



A part glazed front door leads into the:

Entrance Hallway – With laminate wood grain effect flooring, a radiator, staircase to the first floor accommodation and doors arranged off to the:

Cloakroom – With a WC, pedestal wash basin, radiator and a uPVC window to the side aspect.

Lounge 3.28 m x 4.47 m – Has a uPVC window to the front aspect, radiator, up lighters and central ceiling light points.

Open Plan Living Kitchen 6.05 m x 5.43 m - Was extended in 2017 to now provide a lovely open plan 'living kitchen' with ample space for cooking, sitting and dining. The kitchen has a wood-grain effect laminate flooring, French doors and a uPVC window to the rear aspect. There are also LED spotlights to the ceiling and a radiator. The kitchen itself comprises a range of granite effect work surfaces with modern grey drawer and cupboard units at both base and eye level. Integral appliances include a Zanussi induction hob with stainless steel canopy over, Zanussi double oven, integral fridge freezer and a dishwasher. A one and a half bowl sink unit has a mixer tap over and there is splashback wall tiling where appropriate.



Utility Room 3.06 m x 2.26 m – Has a uPVC window to the rear aspect and a range of work surfaces with larder style cupboards to one side and base level cupboard beneath. There is under-counter space for a refrigerator, plumbing for a washing machine and tumble dryer.

Landing - Has a uPVC window to the side aspect, loft access and linen cupboard with shelving and a radiator.

Bedroom One 3.76 m x 3.48 m – Has a uPVC window to the front aspect, a radiator and door through to the former ensuite which is now used as a walk-in wardrobe with hanging rails and shelving, although the plumbing remains should a new buyer prefer to re-instate a shower room.

Bedroom Two 3.18 m x 3.06 m - Has a uPVC window to the rear aspect and a radiator.

Bedroom Three 2.35 m x 2.35 m - Has a uPVC window to the front aspect and a radiator.

Bathroom – Has a uPVC window to the rear aspect, towel rail and fully tiled walls. The bathroom comprises a three-piece suite to include a tear shaped bath with curved shower screen and shower unit over, a wash basin with mixer tap over and a low flush WC.

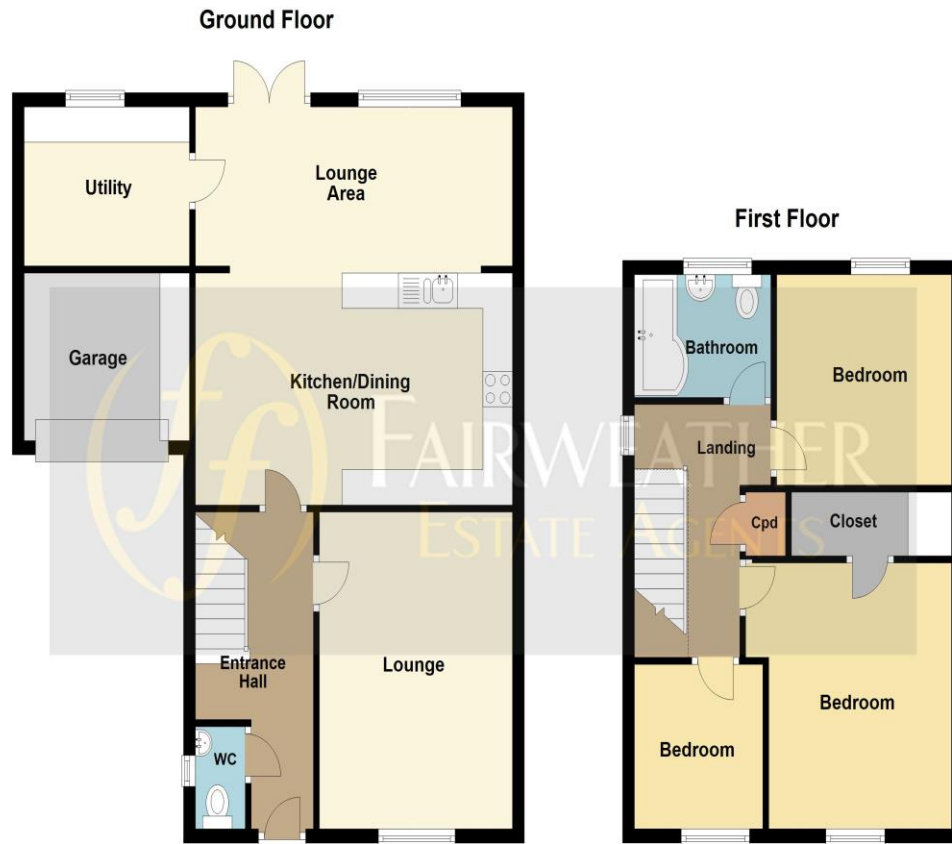
Outside - To the front of the property a gravel driveway provides off-road car parking and leads up to the former garage which still provides useful storage space **(2.89m x 2.73m)** with an up and over door, light, power, cupboard units and the gas fired boiler. The utility room extension takes up the other half of the garage.

The rear garden is fully enclosed by fencing and laid mainly to lawn with a decking area. There is secure gated access along the side to the front of the property and security lighting to the front, side and rear. A new hand built timber shed with shelving will also be included in the asking price of the property.

EPC - C

Council Tax Band - B





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