



Bede Crescent

This three bedroom semi-detached family home is situated in a pleasant residential location in the village of Benington. With a generous garden and an open-green area to the front, there is a lovely feeling of open space to the property, which is within walking distance to the park and the award-winning Beonna community hub. Primary schools are located in the adjacent villages of Butterwick and Fishtoft, with a nursery just along the road in Leverton Outgate and Secondary Schooling and a variety of other amenities available only 3 miles away in Old Leake.

The property benefits from uPVC doors and windows and has a generous driveway providing ample carparking space for several vehicles. A conservatory to the rear of the property makes an ideal dining room or playroom and provides valuable space for a buyer needing to work from home. Young families will appreciate the fact that there are three double bedrooms to the first floor.

- EPC – E
- Council Tax Band – A
- Heating – LPG Gas Central Heating
- Drainage – Mains
- Freehold



Entrance - uPVC French doors off the driveway open up into an **Entrance Porch** – Having a tiled floor and sliding door through to the:

Entrance Hall – Having tiled flooring, radiator and stair staircase rising to the first floor accommodation.

Kitchen 4.1m x 3.8m (13'5 x 12'5) – Has uPVC window to the side aspect and a further window through to the **Utility Room**. The kitchen has a tiled floor and a radiator and comprises a range of drawer and cupboard units at both base and eye level. There is space and point for an American style fridge freezer and space and point for an electric cooker with extractor fan over a single drainer. A Stainless steel sink unit has a mixer tap over and there is space and plumbing for a dishwasher.



Lounge-Diner 6.0m x 3.3m (19'8 x 10'9) – Has a uPVC window to the front aspect, radiator and an open fireplace comprising a tiled back panel and hearth with a fire surround. This room has wood laminate flooring, built-in shelving and sliding doors through to the:

Conservatory 4.7m x 2.3m (15'5 x 7'6) – Having uPVC window to the rear aspect, tiled floor, radiator and French doors opening to the rear garden.

Utility Room 2.1m x 2.6m (6'10 x 8'6) – Has uPVC French doors to the rear garden, a tiled floor and worktop space with cupboards beneath. There is a wall mounted gas fired central heating boiler and space and plumbing for both washing machine and tumble dryer.

The first floor landing has loft access and a uPVC window to the side aspect.

Bedroom One 4.1m x 3.0m (13'5 x 9'10) - Has a uPVC window to the front aspect, radiator and built-in wardrobes with sliding doors and hanging rails.

Bedroom Two 4.0m x 2.7m (13'1 x 8'10) - Has a uPVC window to the rear aspect, radiator and built-in cupboard.

Bedroom Three 3.0m x 2.4m (9'10 x 7'10) - Has a uPVC window to the front aspect, radiator and built-in wardrobe and fitted cupboard.

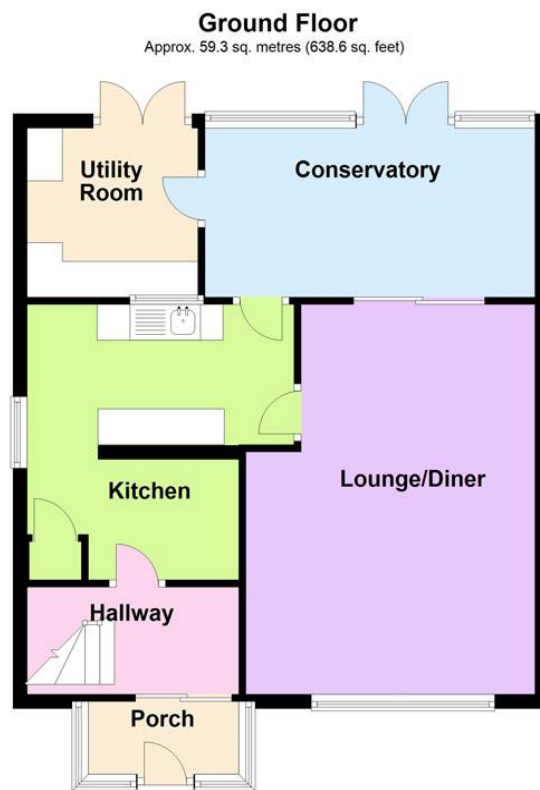
Bathroom - Comprises a three-piece suite of tear shaped panel bath with curved screen and shower mixer, pedestal wash basin and low flush WC. There is a uPVC window to the rear aspect and a towel rail.

To the front of the property an L shaped gravel driveway provides off-road car parking for several vehicles. The rear garden is totally enclosed by fencing and is laid to lawn with a mature apple tree. A purpose-built timber enclosure is ideal for dogs or other pets, but also provide a convenient covered space for outside pursuits in general.

A large timber shed has only just been purchased and would therefore be open to separate negotiation.

NB. To the rear of the property is a shared driveway (separate to the main driveway) which allows shared access for the neighbouring property. The current owners would like us to inform interested parties at this early stage, that a sale has been agreed with the neighbour for this shared driveway and it is their intention that the title plan will be amended at point of sale. Whilst this driveway would then be owned by the neighbouring property, number 56 will still retain their current right of access over it if required.





Total area: approx. 100.4 sq. metres (1080.2 sq. feet)

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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