



7 Pilgrim Gardens

Situated in a sought-after residential setting between the popular village of Fishtoft and the town, this immaculately presented detached family home is beautifully presented inside and out. Tucked away within a smaller block-paved driveway off Pilgrim Gardens, the property enjoys a more private position, with the rare advantage of a more generous amount of parking compared with similar homes nearby.

Perfect for a growing family, the living accommodation is enhanced by a bright conservatory, a spacious dining kitchen with utility and cloakrooms off, and three generously sized double bedrooms, with an en-suite to the master and a modernised bathroom suite.

Outside, a really attractive and surprisingly private low-maintenance garden has been recently landscaped to feature a combination of raised decking along with a high-quality artificial lawn, both of which enable the outside space in this corner plot to be enjoyed all year round and are secluded by established flowering plants and shrubs. A timber summer house currently houses a small, heated plunge pool, which can also be used in both the warmer and cooler months and can be included within the asking price or removed to suit the buyer's preference. A single garage offers additional car parking.

- EPC - C72
- Council Tax Band - C
- Drainage - Mains
- Heating - Gas Fired



Entrance – A uPVC front door opens into the: Entrance Hall – Having staircase to the first floor and doors arranged off to:

Lounge 16'0 x 14'0 at widest points (4.87m x 4.26m) – Having a uPVC window to the front, modern radiators, one horizontal and one vertical, French doors open through to the:

Conservatory 12'0 x 9'0 (3.65m x 2.74m) – Of brick and uPVC construction, with a tiled floor and fitted vertical blinds. French doors lead out onto the patio.

Dining Kitchen 16'0 x 11'0 (4.87m x 3.35m) – Has uPVC windows to the front and side, fitted blinds and a tiled floor. There are a generous amount of drawer and cupboard units at both base and eye level with wooden worktops and tiled splashbacks, an integral electric hob and electric oven with extractor fan and ample space available for an American style fridge and freezer.



Utility Room 11'0 x 5'0 (3.35m x 1.52m) – Has a uPVC window and door to the rear, a continuation of the tiled flooring from the kitchen and a radiator. Worksurface has space and plumbing beneath for washing machine and tumble dryer as well as a cupboard beneath the sink unit. A wall mounted gas fired boiler was fitted in August 2022. Door to: Cloakroom – With tiled floor, uPVC window to the rear, radiator, WC and wash basin.

First Floor landing – Has a radiator and uPVC window to the rear. Doors arranged off to:

Bedroom One 11'0 x 11'0 (3.35m x 3.35m) – Has a uPVC window to the front, radiator and en-suite shower room which has a tiled shower enclosure, pedestal wash basin, WC, radiator and window to the side.

Bedroom Two 15'0 x 9'0 (4.57m x 2.74m) – Having two uPVC windows to the front, radiator and fitted cupboard.

Bedroom Three 10'0 x 7'2 (3.04m x 2.19m) – Having a uPVC window to the rear, radiator.

Bathroom - Comprises a modern three piece bathroom suite to include a panel bath with 'rainfall' style shower head and shower screen, low flush WC and wash basin with drawers beneath. There is a uPVC window to the rear aspect and wall-tiling where appropriate.

Outside – Reached over a block paved driveway leading to a Single Garage – Having up and over door. A five bar gate and hand-gate to the side of the property provides the potential for additional parking, but is currently laid to artificial lawn, which leads around to the rear garden. Raised decking creates a great space for outdoor dining and established flowering shrubs and bushes which add shape and structure as well as privacy. A spacious summerhouse 12'10 x 10'10 with double doors, opens onto the garden and will also be included within the sale of the property. It contains a small plunge pool which can be included within the sale or be removed if preferred.





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