



The Crest, Northlands, Sibsey, PE22 0UA



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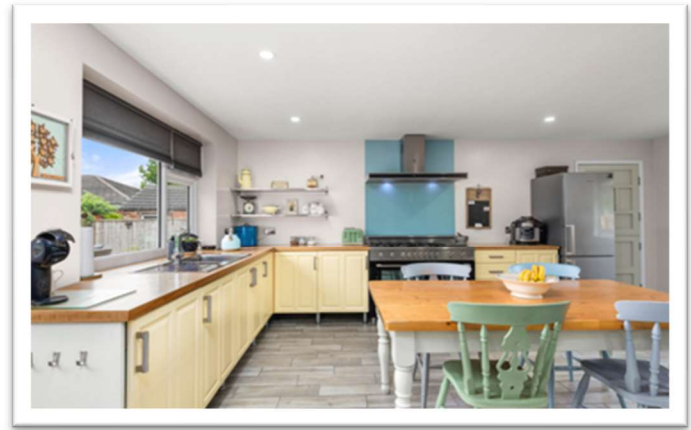
Freehold

£335,000



## Key Features

- Detached bungalow
- Three double bedrooms
- Lounge & study
- Open plan living/dining/kitchen & utility
- En-suite & bathroom
- Enclosed gardens with gated driveway
- Plot approx. 0.23 acre (STS)
- NO CHAIN
- EPC rating D





A detached bungalow on a plot of approximately 0.23 acre, subject to survey. In a sought after village location on a bus route to nearby towns and the coastal resort of Skegness and within a short distance to the Pilgrim Hospital. Local amenities include a primary school, doctors surgery and village shop.

Having well presented and spacious accommodation comprising: entrance hall, 23' open plan living/dining/kitchen with wood burner, utility, study, lounge with wood burner, master bedroom with en-suite, two further double bedrooms and family bathroom. Outside the property has a lawned front garden and an enclosed rear garden with vehicle access off Northlands Lane via double gates. The property benefits from oil fired heating and double glazing. NO CHAIN



#### ACCOMMODATION

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

#### ENTRANCE HALL

7.13m x 1.81m (23.4ft x 5.9ft)  
Having radiator and wood effect flooring.

#### OPEN PLAN LIVING/DINING/KITCHEN

7.29m x 6.69m (23.9ft x 21.9ft)  
Having two windows to side elevation, window & part glazed door to other side elevation, inset ceiling spotlights, ceramic tiled floor and feature wood burner. Fitted with a range of base units with work surfaces comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with space for range style cooker, cupboards & drawers under, cooker hood over.

#### UTILITY

2.8m x 2.6m (9.2ft x 8.5ft)  
Having part glazed door to side elevation, tiled floor and four large built-in cupboards to one wall.

#### STUDY

2.95m x 2.8m (9.7ft x 9.2ft)  
Having french doors to side elevation and wood effect flooring.

#### LOUNGE

5.36m x 3.58m (17.6ft x 11.7ft)  
Having window to front elevation, wood effect flooring, television aerial connection point and fireplace recess with tiled hearth and inset wood burner.





 **NEWTON FALLOWELL**





### MASTER BEDROOM

4.8m x 3.43m (15.7ft x 11.3ft)

Having window to front elevation and radiator.

### EN-SUITE

Having window to side elevation, radiator, tiled floor, fully tiled shower enclosure with mermaid board splashback & electric shower fitting, close coupled WC and wall mounted hand basin.

### BEDROOM TWO

4.13m x 3.31m (13.5ft x 10.9ft)

Having window to side elevation and radiator.

### BEDROOM THREE

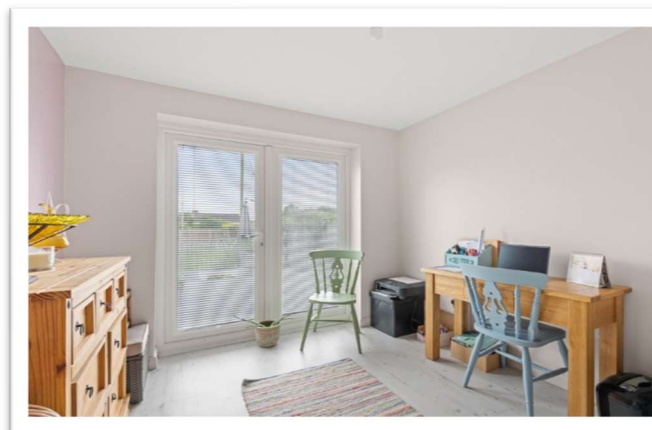
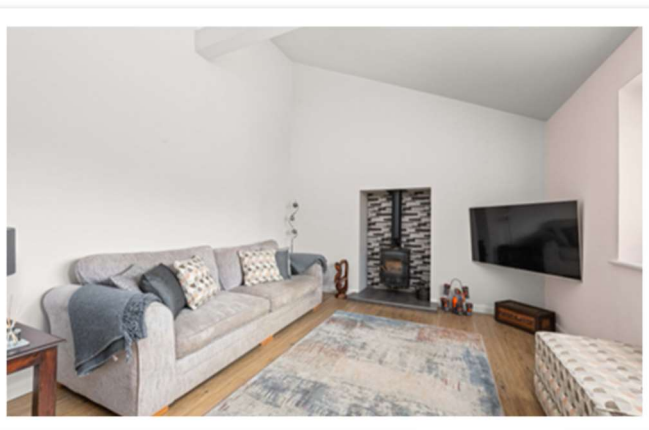
4.13m x 3.34m (13.5ft x 11ft)

Having window to side elevation and radiator.

### FAMILY BATHROOM

4.13m x 1.76m (13.5ft x 5.8ft)

Having window to side elevation, inset ceiling spotlights, chrome heated towel rail and tiled floor. Fitted with a suite comprising: panelled bath, fully tiled shower enclosure with shower fitting, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a lawned garden with established borders.

## REAR GARDEN

To the rear of the property there is a paved patio with steps down to a gravelled area with further patio area. Beyond this there is a lawned garden with a gravelled area to the far rear which provides off-road parking through double gates accessed off Northlands Lane.

## THE PLOT

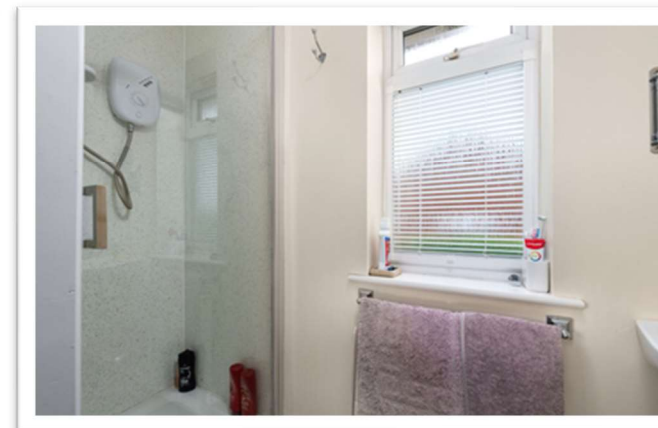
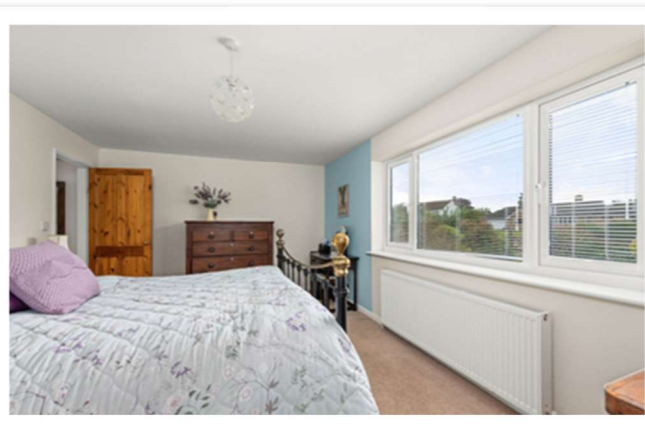
The property occupies a plot of approximately 0.23 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

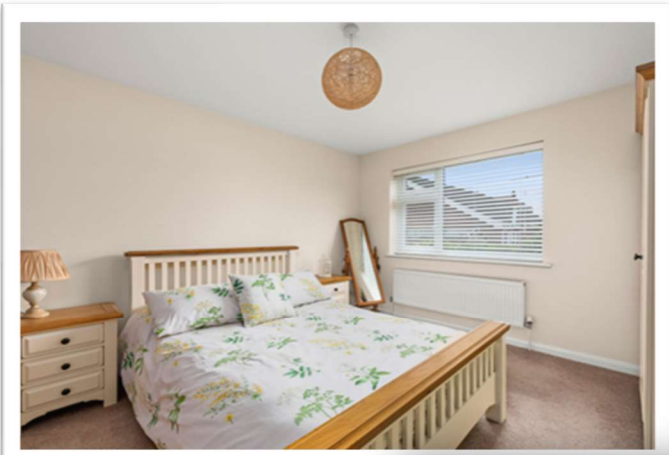
## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

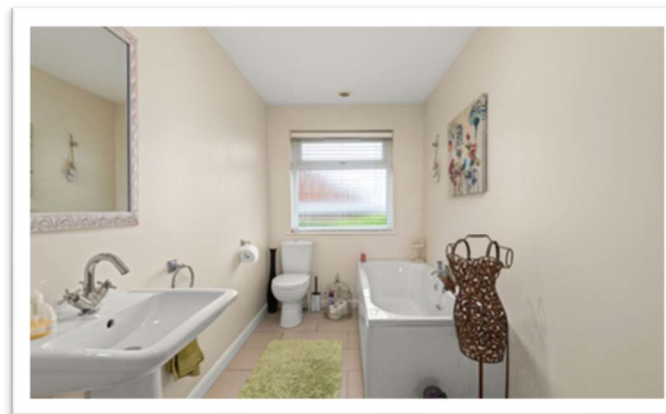
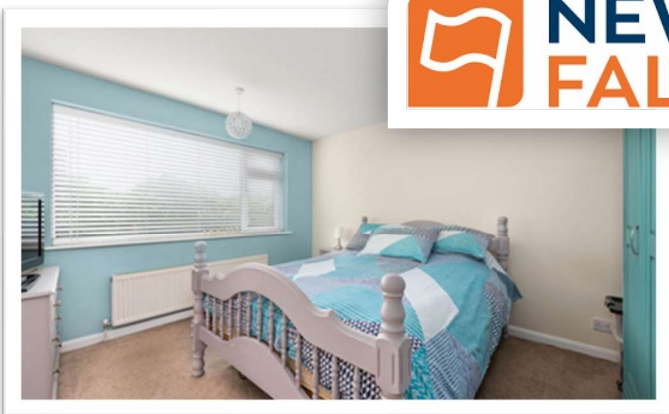
## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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## Floorplan



Total area: approx. 151.6 sq. metres (1631.5 sq. feet)



### AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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