

Mill Lane, Cayton Bay  
Guide Price £249,950



**TWO BEDROOM DETACHED BUNGALOW with LARGE GARDENS overlooking open fields to rear CONSERVATORY, Dining Room, MODERN KITCHEN Ground floor bathroom, DINING ROOM GARAGE plus Driveway.**

Conservatory 5.60m x 2.00m (18'4 x 6'7")

Windows to the front and side aspect, UPVC double glazed door to the side aspect, radiator, power points, tiled flooring, double doors to the sitting room, door to the hallway.

Hallway

Radiator, stairs to the first floor landing.

Lounge 6.80m x 4.00m (22'4" x 13'1")

UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, feature brick fireplace with multi fuel stove, Beams, TV point, radiator and power points.

Dining Room 4.00m x 2.70m (13'1" x 8'10")

UPVC double glazed French doors to the rear aspect leading to the garden, radiator and power points.

Inner Hall

Understairs storage cupboard, floor to ceiling storage cupboard.

Sitting Room 3.90m x 3.60m (12'10" x 11'11")h

Door to the conservatory, feature brick open fire, TV point, radiator and power points.

Kitchen 4.90m x 2.70m (16'1" x 8'10")

UPVC double glazed windows to the rear and side aspect, Door to the side aspect, modern white wall and base units with roll top work surface, white sink and drainer, integrated electric double oven and four ring electric hob, extractor fan, space for washing machine, space for dishwasher, space for fridge freezer, chrome radiator, power points.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## Bathroom

UPVC double glazed window to the rear aspect, modern white four piece suite comprising of low flush WC, wash hand basin, panel enclosed bath and separate shower cubicle, extractor fan and towel rail.

## First Floor Landing

UPVC double glazed window to the rear aspect, eaves storage,.

## Bedroom 3.90m x 3.60m (12'10" x 11'10")

UPVC double glazed windows to the front and side aspect, TV point, radiator and power points.

## Bedroom 3.90m x 3.60m (12'10" x 11'10")

UPVC double glazed window to the front and side aspect, storage cupboard, radiator and power points.

## External

### Garage 4.50m x 2.60m (14'9" x 8'6")

Brick built with double doors, recently reroofed.

## Front Garden

Double wrought iron gates leading to the driveway, with further gates to the garage, mature garden laid to lawn with raised flower beds.

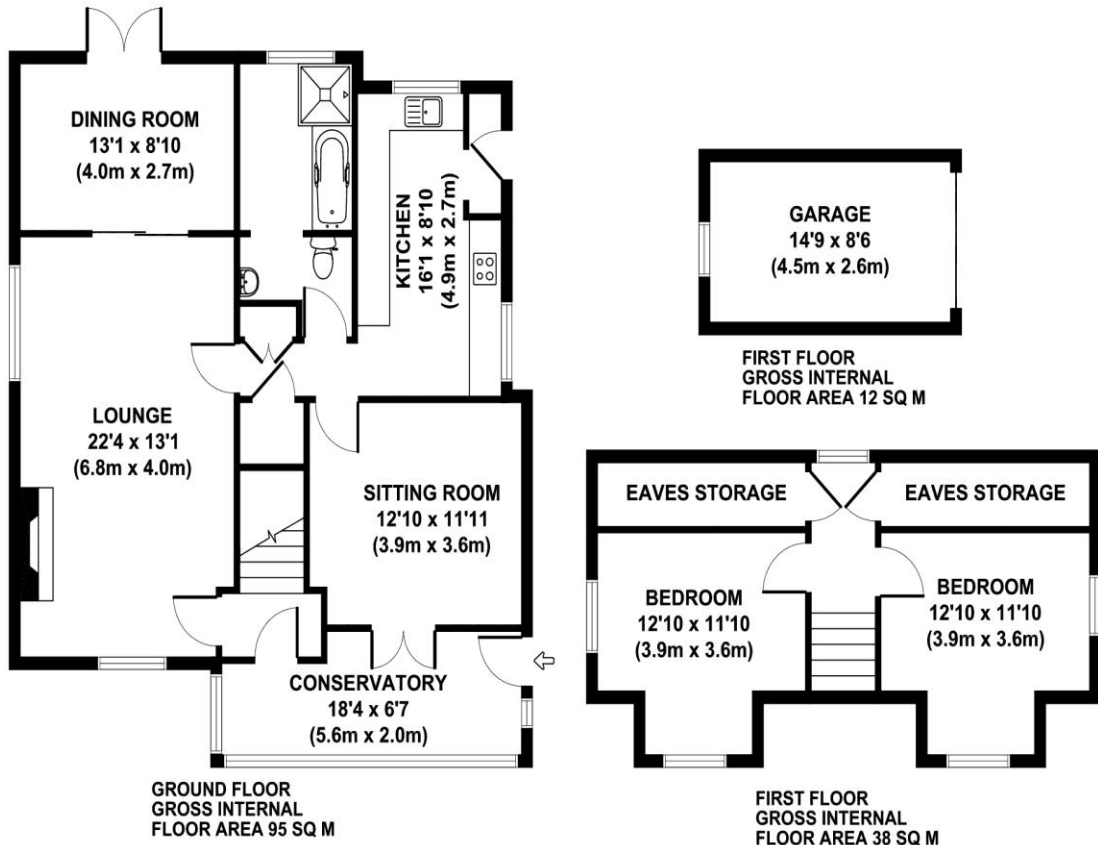
## Rear Garden

Well tended mature garden laid to lawn with patio areas, pond, two sheds, brick storage, open fields to the rear.

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# Floor Plan



## MILL LANE CAYTON

APPROX. GROSS INTERNAL FLOOR AREA 145 SQ M / 1561 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given