





A LOVELY POSITION ON INGS WAY IN ARKSEY OFFERING SPACIOUS ACCOMMODATION WITH THREE BEDROOMS. This delightful home has generous garden space to the front/rear and is beautifully presented throughout. A sought after village location, just a short walk to the local primary school, positioned on a bus route, it is sure to attract the attention of all purchasers and is available now for sale with no upward chain. The property briefly comprises of entrance hallway, WC, ground floor bedroom, living/dining area, kitchen, stairs to the first floor landing, two first floor bedrooms, WC, bathroom, front garden, driveway, storage building and rear garden. FANTASTIC BUY.

ENTRANCE HALL

9' 9" x 7' 1" (2.99m x 2.18m) The property is accessed via the side facing double glazed frosted door to the hallway, radiator, door to the WC, door to the bedroom, door to the living room, side facing double glazed frosted window and stairs to the first floor.

WC

4' 4" x 3' 2" (1.33m x 0.98m) The WC is positioned beneath the stairs with WC and wash hand basin.

LIVING ROOM

12' 0" x 14' 11" (3.68m x 4.57m) Spacious living room with open access to the dining area at the rear of the property, front facing double glazed window, television point, radiator and door to the kitchen.

DINING AREA

8' 9" x 8' 11" (2.69m x 2.73m) Accessed via the living space with and utilised as a dining area overlooking the rear garden via the rear facing double glazed window and a radiator.

KITCHEN

13' 1" x 8' 4" (3.99m x 2.56m) Nicely presented kitchen with fitted units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, space for a freestanding cooker with gas hob, plumbing for a washing machine, space for a fridge/freezer, partially tiled walls, radiator, rear facing double glazed window and rear facing double glazed stable door to the garden.

GROUND FLOOR BEDROOM

9' 10" x 11' 5" (3.01m x 3.48m) Versatile room that could lend itself to a separate dining room if required, front facing double glazed window and a radiator.



STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

8' 0" x 6' 6" (2.44m x 2.00m) Providing access to both first floor bedrooms, bathroom and WC.

BEDROOM

12' 0" x 11' 11" (3.66m x 3.64m) L-shaped bedroom with front facing double glazed window, radiator and storage cupboard.







BEDROOM

8' 9" x 8' 2" (2.67m x 2.50m) Further spacious bedroom with rear facing double glazed window and a radiator.

BATHROOM

7' 6" x 4' 10" (2.31m x 1.49m) Comprising bath, wash hand basin, radiator, partially tiled walls and a side facing double glazed frosted window.

WC

4' 8" x 2' 9" (1.43m x 0.84m) With a low flush WC and side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

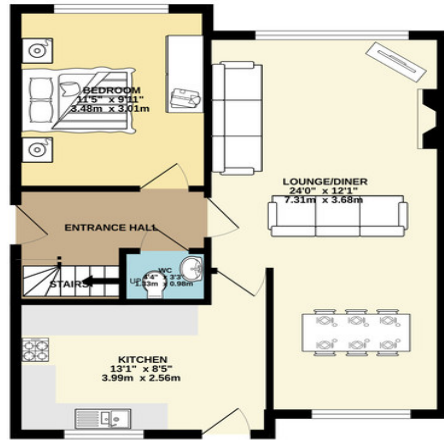
Wall/fence enclosed garden with central lawn, raised decorative beds, pond and open access to the driveway providing off street parking.

REAR GARDEN

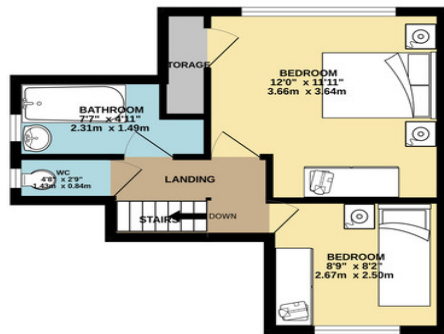
Benefitting from a storage building at the end of the driveway, paved patio, gravel beds, raised central lawn, flower/shrub beds, further rear paved patio and a fence enclosure.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		