





WHAT A BEAUTIFUL LOCATION WITH A CANAL WATERSIDE GARDEN AND FABULOUS COUNTRYSIDE VIEWS YOU WILL NOT WANT TO MISS THIS ONE. Delightful three bedroom detached bungalow positioned in the centre of a generous garden plot, located on the sought after Bramwith Lane in DN7 and should be viewed early. The property is fabulous in presentation and briefly comprises of entrance into the stunning modern open plan kitchen/dining area, utility room, lovely bright living room, inner hallway, three spacious bedrooms, fantastic bathroom with separate shower, front garden, driveway providing off street parking, integral garage, large rear garden that stretches to the waters edge. A REAL FIND AND SHOULD BE VIEWED.



ENTRANCE

Side facing double glazed frosted door in to the kitchen/diner.

KITCHEN/DINER

19' 0" x 10' 7" (5.81m x 3.24m increasing to 5.46m max) L-shaped fabulous modern kitchen with stunning work surfaces incorporating a single bowl sink with drainer, beautiful fitted cabinetry, five ring electric hob with extractor hood above, Bosch electric oven, microwave/combination oven, integrated fridge/freezer, integrated dishwasher, matching splash backs, tiled flooring, two radiators, rear facing double glazed frosted door to the garden, side facing double glazed door to the utility room and two front facing double glazed bow windows.

UTILITY ROOM

9' 9" x 9' 2" (2.99m x 2.80m) Useful additional utility room once again fitted with beautiful storage cabinetry, work surfaces incorporating a single bowl sink, plumbing for a washing machine, space for a tumble dryer, tiled flooring, radiator, spotlights to the ceiling, double glazed frosted doors to the garage and the rear garden.

LIVING ROOM

14' 11" x 11' 10" (4.56m x 3.61m) Bright reception room with two rear facing double glazed windows, front facing double glazed bow window, radiator and television point.

INNER HALLWAY

4' 5" x 18' 6" (1.36m x 5.64m) Providing access to all bedrooms/bathroom, radiator, side facing double glazed window and loft access point.



BEDROOM

11' 8" x 11' 1" (3.57m x 3.39m) Beautiful canal views via the rear facing double glazed window this double bedroom benefits also from a radiator.

BEDROOM

10' 6" x 11' 1" (3.22m x 3.38m) Further spacious bedroom with rear facing double glazed window and radiator.







BEDROOM

8' 3" x 9' 4" (2.54m x 2.85m) This bedroom is currently utilised as office space with side facing double glazed window, radiator and telephone point.

BATHROOM

10' 2" x 8' 7" (3.11m x 2.63m) Immaculately presented spacious bathroom with separate corner shower cubicle with power shower, bath with shower attachment, low flush WC, wash hand basin, heated towel radiator, tiled flooring, tiled walls, spotlights, extractor fan and two side facing double glazed frosted windows.



FRONT GARDEN & DRIVEWAY

Large paved driveway providing off street parking for 3/4 cars, lawned garden with surrounding shrub beds/bushes and side access to the rear garden via a gate.

GARAGE

9' 11" x 12' 4" (3.04m x 3.77m) Integral garage that could potentially hold a small car, with rear access door to the utility room, front electric roller door, further secondary garage door, benefits from power points and lighting.



REAR GARDEN

Open canal/countryside views to the rear, central lawn that extends to the waters edge, partial fence enclosure, paved patio, external storage shed and an oil tank to the side of the property.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

PROPERTY BACKS ONTO OPEN CANAL WATER, VENDORS HAVE CONFIRMED NO FLOODING IN THE PAST ON THE PROPERTY

CENTRAL HEATING SYSTEM: OIL FIRED HEATING

BOILER INSTALLATION: 2007

LAST SERVICE: 2024

NO GAS SUPPLY TO THE PROPERTY

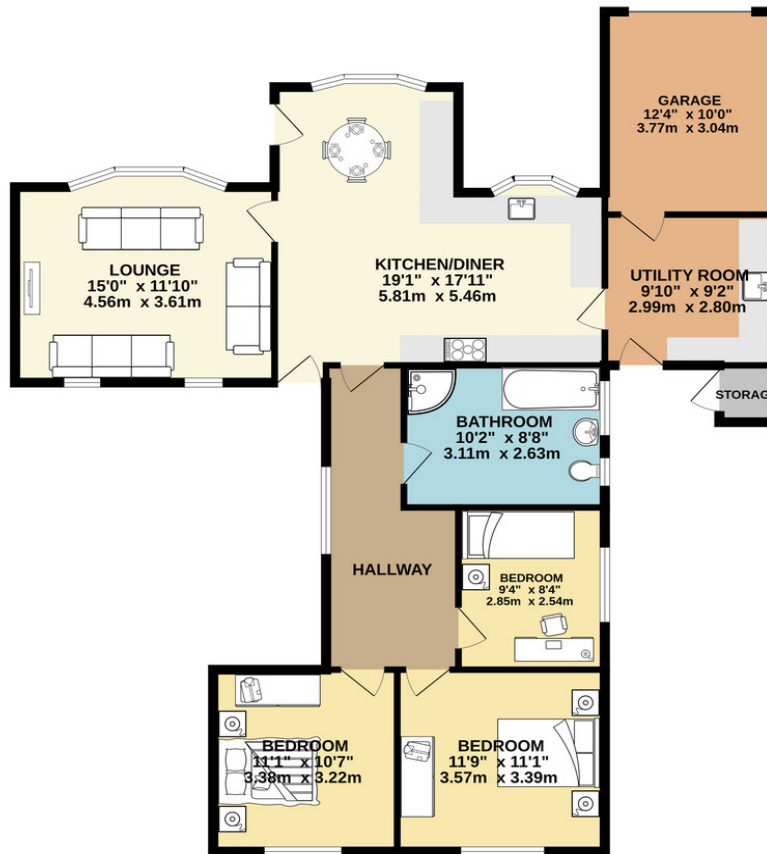
ELECTRIC: MAINS

WATER: MAINS

DRAINAGE: TO CESSPOOL

BROADBAND: FIBRE TO CABINET

GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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 availability or efficiency can be given.

