



EA  
BEN  
CADE



Cedar Lodge Spruce Lane, Ulceby, DN39 6UL

£325,000

These Keigar built homes are always in demand, well built, excellent finish and this particular plot is excellent, sat back from the roadside with a good frontage and a south facing rear garden. Offered for sale in as new condition with the addition of blinds and floor coverings throughout, this is a quality family home and available to buy with no chain. Layout wise we have a superb open plan kitchen diner across the back of the house with doors to the garden, a lounge, study, utility and w.c. on the ground floor. Upstairs we have four bedrooms and two modern bathrooms. Viewings are available by appointment, please contact us to book in.

Entrance hall



Bedroom one 11'1" x 14'9" (3.38 x 4.50)



Lounge 18'9" x 10'9" (5.74 x 3.28)



En suite



Kitchen diner 18'3" x 23'11" (5.57 x 7.29)



Utility

Office 10'4" x 6'0" (3.15 x 1.83)



Bedroom two 13'5" x 12'9" (4.09 x 3.91)



W.C.

Landing

Bedroom three 11'3" x 10'11" (3.45 x 3.33)



Bedroom four 9'2" x 7'4" (2.80 x 2.26)



Family bathroom

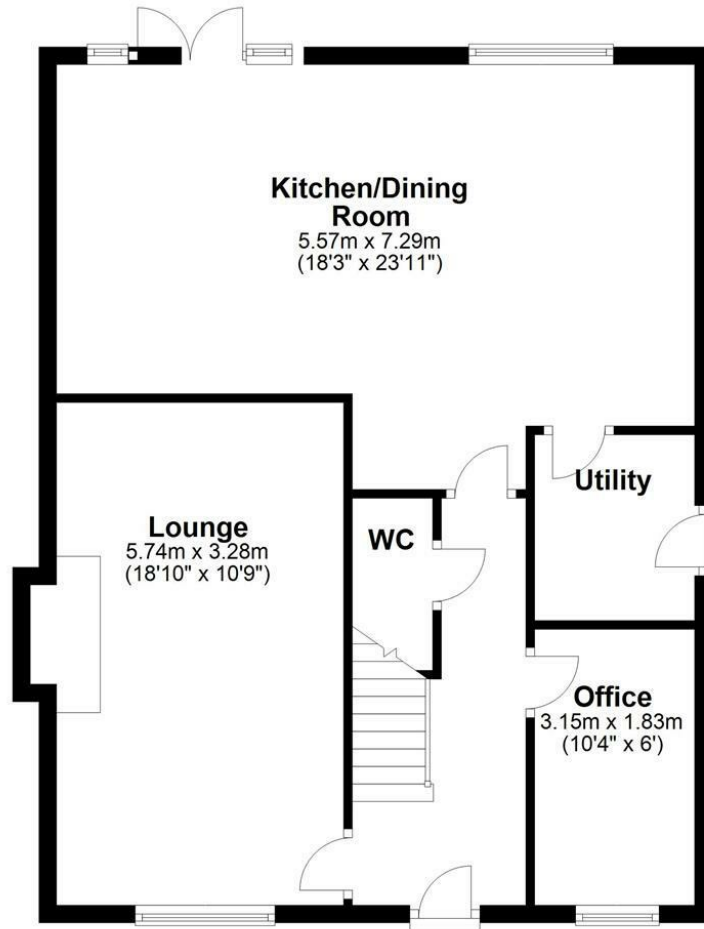


Outside



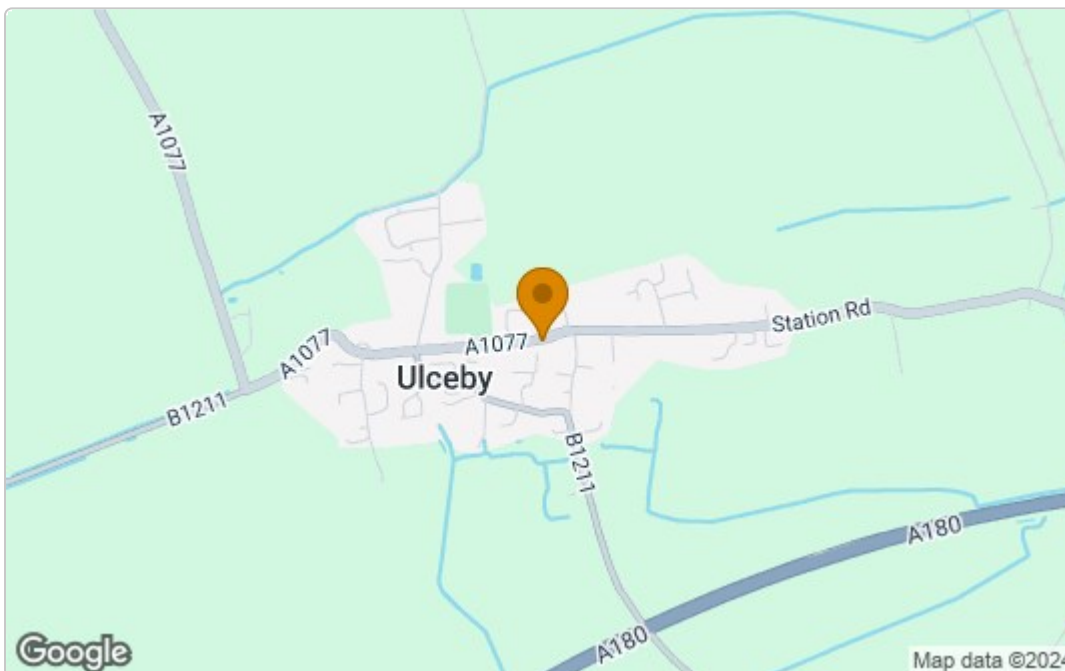
### Ground Floor

Approx. 75.2 sq. metres (809.9 sq. feet)

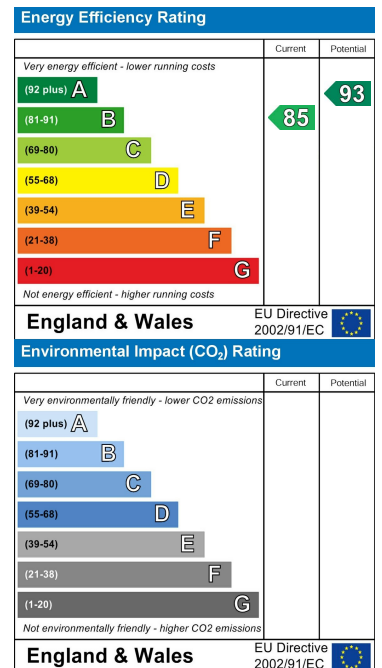


Total area: approx. 149.2 sq. metres (1605.5 sq. feet)

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.