



King & Co.

2 BELLWOOD GRANGE,
CHERRY WILLINGHAM, LN3 4JD
OFFERS IN REGION OF £289,950





This spacious modern bungalow is entered via glaze panelled UPVC door opening to;

ENTRANCE HALL

Being L-shaped, it offers fitted airing cupboard, housing (new in 2022) hot water cylinder and providing space for storage, coving, radiator and fitted carpet.

LOUNGE

14' 11" x 12' 1" (4.57m x 3.69 m) With window to front elevation, looking out to Bellwood Grange, coal effect electric fire inset to Stone fire surround and hearth, coving, three wall light points, radiator and with opening through to;

DINING AREA

9' 0" x 9' 7" (2.76m x 2.93 m) Having doors leading onto the adjacent conservatory, coving, radiator and fitted carpet.



SHOWER ROOM

Enjoying a modern suite; P shaped shower enclosure with chrome wall hung mixer shower unit, worksurface to one wall, having wash hand basin inset with double cupboard below and close coupled WC adjacent, radiator, appropriate wall, tiling and vinyl flooring.



KITCHEN – Newly Fitted

9' 9" x 8' 10" (2.99m x 2.71m) The kitchen has been newly fitted and refurbished throughout.

With a range of fitted units including; 1.5 bowl composite granite sink and drainer unit inset to worksurface having cupboards and space below with both integral automatic washing machine and integral dishwasher.

Opposite is a further worksurface having four ring electric hob inset with extractor fan over, stacked Prima electric oven and microwave inset to units, built in fridge/freezer and units both above and below worksurface level.

Also with window to rear elevation looking out to the rear garden, UPVC door to side elevation, radiator and laminate flooring.



CONSERVATORY

10' 5" x 7' 6" (3.20m x 2.29 m) Having brick dwarf wall and UPVC construction, double doors leading out to the adjacent rear garden and tile effect laminate flooring.

BEDROOM 1

11' 3" x 10' 7" (3.45m x 3.23 inc wardrobe) With window to front elevation, fitted sliding door wardrobes to one wall, having shelving and hanging rail, coving, radiator, and fitted carpet



BEDROOM 2

10' 7" x 11' 0" (3.23m x 3.37 m) With window to rear elevation, coving, radiator and fitted carpet.

BEDROOM 3

7' 8" x 11' 0" (2.35m x 3.37m) Offering window to rear elevation, coving, radiator and fitted carpet.

OUTSIDE

This deceptively spacious modern bungalow enjoys a position on a small enclosure of similar modern homes. Approached over a block paved driveway which provides access to the;

GARAGE

9' 4" x 16' 11" (2.86m x 5.18m) Offering up and over door, side timber pedestrian door, new in 2022 wall hung gas-fired Worcester central heating boiler, concrete base, and pulldown ladder giving access to loft space.

The front garden has been landscaped with a low maintenance theme in mind with central pathway, having laid to gravel areas to either side, concrete pathway extending down either side of the bungalow via timber gate, allowing access to the rear garden.





The garden offers a further low maintenance theme, having paved patio area standing adjacent to the rear conservatory with laid to lawn area off and further low maintenance gravelled area abutting.

Also with external water tap, timber fencing to boundaries.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

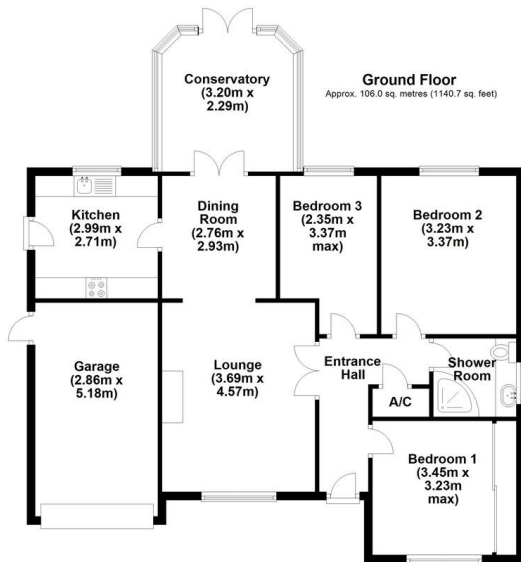
We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Total area: approx. 106.0 sq. metres (1140.7 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	