



10 Peregrine Spinney, Lancing, BN15 9XL
£475,000

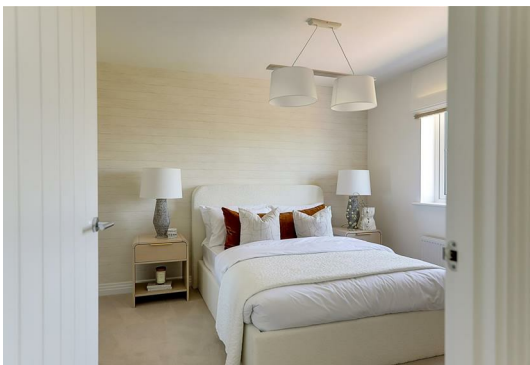
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Estate and letting agents



A newly built and ready to move into three bedroom, two bathroom detached family home located in the popular New Monks Park Community, Lancing built by Cala Homes. Briefly the property comprises: entrance hall, living room, modern and fitted kitchen/dining room, downstairs cloakroom, landing, three double bedrooms with bedroom one featuring en-suite and further family bathroom. Externally the property benefits from a private rear garden, private driveway and carport. CHAIN FREE.

Further benefits includes 10 year NHBC warranty.

- Chain Free
- Detached Family Home
- Three Double Bedrooms
- Bathroom and Ensuite
- Modern and Fitted Kitchen/Dining Room
- Living Room
- Private Rear Garden
- Parking for Two Vehicles
- Car Port





Composite front door to:

Entrance Hall

Radiator. Understairs storage cupboard. Door to:

Ground Floor WC

Part tiled. Close coupled wc. Wash hand basin and mixer tap. Double glazed window. Radiator. Inset ceiling spotlighting. Extractor.

Kitchen/Dining Room

5.97m x 2.92m (19'7 x 9'7)

Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 'Indesit' appliances comprising: 4 ring electric hob with glass splashback and extractor cooker hood over, Integrated fridge/freezer, washing machine and dishwasher. Excellent range of matching cupboards, drawers and eye level wall units. Wall mounted 'Logic' gas boiler supplying gas central heating. Dual aspect. Two double glazed windows. Double glazed French doors to GARDEN. Radiator. Inset ceiling spotlighting.

Living Room

5.97m x 3.12m (19'7 x 10'3)

South/West aspect. Three double glazed windows. Two radiators.

Stairs from entrance hall to:

Landing

Bulkhead storage cupboard. Access to loft via hatch.

Bedroom One

3.81m x 2.92m (12'6 x 9'7)

Dual aspect. Two double glazed windows. Radiator. Recessed double wardrobe with sliding doors, shelving and hanging rail. Door to:

Ensuite

Step in shower tray with glazed doors, tiled surround and wall mounted controls. Vanity unit comprising inset wash hand basin, mixer tap and storage below. Concealed cistern wc. Ladder style towel radiator. Double glazed window. Inset ceiling spotlighting. Extractor.

Bedroom Two

3.12m x 2.97m (10'3 x 9'9)

Dual aspect. Two double glazed windows. Radiator.

Bedroom Three

3.15m x 2.84m (10'4 x 9'4)

Double glazed window. Radiator.

Bathroom/wc

White suite comprising: Panelled bath with mixer tap, shower attachment and glazed shower screen. Vanity unit comprising inset wash hand basin, mixer tap and storage below. Concealed cistern wc. Ladder style towel radiator. Double glazed window. Inset ceiling spotlighting. Extractor.

Outside

Rear Garden

Paved patio area with majority laid to lawn. 6ft fence and brick built surround. Access to side. Door to:

Car Port

Power and light. Pitched roof. Parking for one vehicle. Electric car charger. Opening to:

Private Driveway

Parking for one vehicle

Tenure & Council Tax Band

Tenure: Freehold

Council tax band: To be confirmed

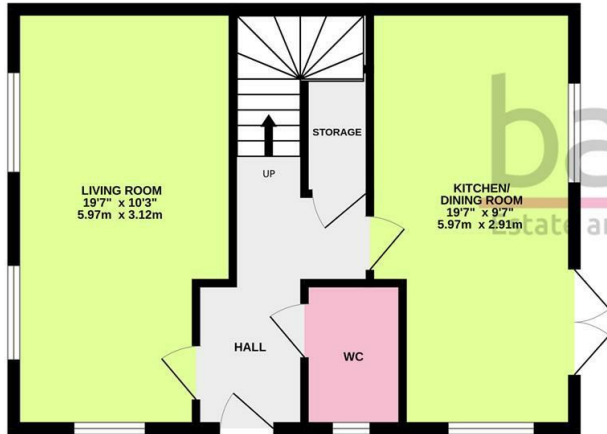
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

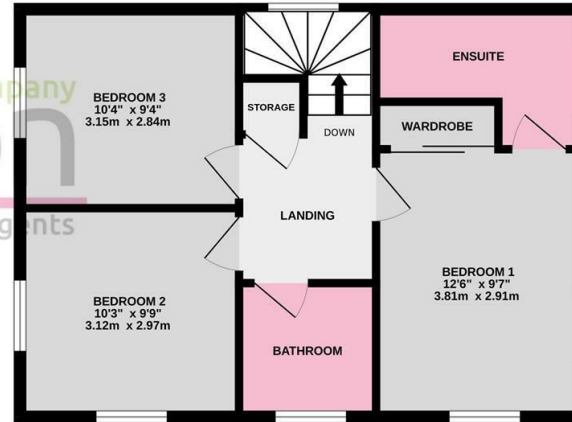
Disclaimer: The photos listed with furniture are of a different style showhome and are for example purposes only.



GROUND FLOOR



1ST FLOOR



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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

