



**GINGER COW**  
ESTATE AGENTS

01234 860215



## Fallow Lane, Wixams

£335,000

3 3



With a larger rear garden than average and an impressive kitchen/diner, this family home is a very much welcome addition to the property market.

Three good size bedrooms, with ensuite to master, and a family bathroom completes the upstairs. Whilst the ground floor boasts a large lounge and a gorgeous kitchen/diner, perfect for family meals or for those who like to entertain.

The rear garden is presented in 2 sections. The first being a landscaped, beautiful area for kids to play. The other area houses the shed and with its hard base floor, creates the ideal area for hot tub and alfresco dining.

Plenty of parking is on offer here with a side driveway big enough for two, possible three cars.

Located in a very quiet area in Wixams, whilst still being close to local schools, shops, lakes and parks.





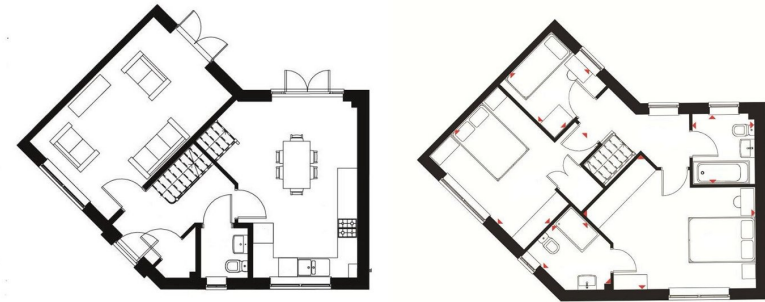


**Floor Area**  
1044 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£Not applicable per annum

**Ground Rent**  
£Not applicable per annum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

