



2 The Paddocks, Lound,  
DN22 8RR



4



1



3

# £400,000

 4  1  3

This substantial family home sits on a 1/6th acre corner plot on a cul-de-sac in the rural village of Lound. The property offers versatile family living accommodation consisting of three reception rooms, fitted kitchen, utility room, downstairs w.c., four bedrooms (with one en-suite) and a bathroom. The plot features gardens to three aspects, as well as a twin garage and off-road parking.





NEWTON FALLOWELL

### PORCH 0.91m x 2.32m (3'0" x 7'7")

Double glazed obscure front entrance door, double glazed full height window to front aspect, door leading to garage, further double glazed obscure door leading to reception hall.

### RECEPTION HALL 2.15m x 5.86m (7'1" x 19'2")

Staircase leading to 1st floor with under stair, storage cupboard, tiled flooring, double panel radiator, thermostatic controls for central heating, broadband point, doors leading to majority for accommodation.



NEWTON FALLOWELL

### CLOAKROOM 1.49m x 1.63m (4'11" x 5'4")

Low-level dual flush WC, wash hand basin with toiletry storage below, double glazed obscure window to front aspect, tiled flooring, tiled wall to half height.

### SITTING ROOM 3.94m x 6.07m (12'11" x 19'11")

Double glazed windows to front, right and rear aspects, timber effect flooring, fireplace with 'Portway' cast iron multi fuel stove, two double panel radiators.

### STUDY 3.02m x 3.77m (9'11" x 12'5")

Double glazed window to rear aspect, double panel radiator, telephone point.

### KITCHEN 2.74m x 3.46m (9'0" x 11'5")

Range of base and wall units consisting of cupboards and drawers underneath timber effect roll top work surfaces. Four ring electric hob with extractor hood above, a 'Neff'



NEWTON FALLOWELL

electric assisted oven, 'Neff' microwave oven, integrated upright fridge freezer and integrated dishwasher. Tiled flooring, double glazed window to rear aspect, one and a half bowl sink and drainer with mixer tap above, double panel radiator, archway leading into dining room.

### DINING ROOM 3.63m x 4.41m (11'11" x 14'6")

Double glazed door to right aspect and further double glazed sliding door to rear aspect, tile effect flooring, double panel radiator, door leading to utility room.

### UTILITY ROOM 3.45m x 3.8m (11'4" x 12'6")

Double glazed windows to left aspect, double panel radiator, further range of base and wall units consisting of cupboards with timber effect roller top work surfaces, space and plumbing for washing machine and tumble dryer, bowl sink and drainer, tiled flooring, wall mounted 'Viessman' gas fired central heating boiler.

### 1ST FLOOR-LANDING

Double panel radiator, double glazed window to front aspect, cupboard housing hot water storage tank.

### BEDROOM ONE 2.98m x 4.92m (9'10" x 16'1")

Double glazed window to rear aspect, double panel radiator, ensuite area with shower enclosure and wash hand basin.



**NEWTON  
FALLOWELL**



 **NEWTON  
FALLOWELL**

### **BEDROOM TWO** 2.99m x 3.99m (9'10" x 13'1")

Double glazed window to front aspect, double panel radiator, double doored wardrobe units with hanging rails and shelving within.

### **BEDROOM THREE** 2.75m x 4.14m (9'0" x 13'7")

Double glazed windows to left and rear aspects, double panel radiator.

### **BEDROOM FOUR** 2.23m x 3.04m (7'4" x 10'0")

Double glazed window to rear aspect, double panel radiator.

### **BATHROOM** 2.08m x 2.57m (6'10" x 8'5")

Panel bath with electric 'Triton' shower above, low level dual flush WC, wash hand basin with toiletry storage below, double glazed obscure window to front aspect, tiled flooring, tiled walls to half height (full height to area of bath).

### **GARAGES**

Left-hand garage measures 5.64 x 2.74 with steel up-and-over door to front aspect, power and light within. Right-hand garage measures 5.23 x 2.83 double glazed windows to left aspect, steel up-and-over door to front aspect, power and light within.

### **GARDENS & GROUNDS**

The property sits on an excellent sized corner plot with a paved driveway leading from The Paddocks to the double garage and the front entrance door. There is a substantial lawn area to the front-right with mature borders. A



 **NEWTON  
FALLOWELL**



 **NEWTON  
FALLOWELL**

further lawned area is located to the right with apple tree. The garden to the rear is also laid to lawn with a patio area immediately to the rear of the property, a garden shed and mature borders. The garden is enclosed behind a mixture of fencing and brick boundary walls.

## TENURE

Freehold

## COUNCIL TAX

Band E

## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## DISCLAIMER

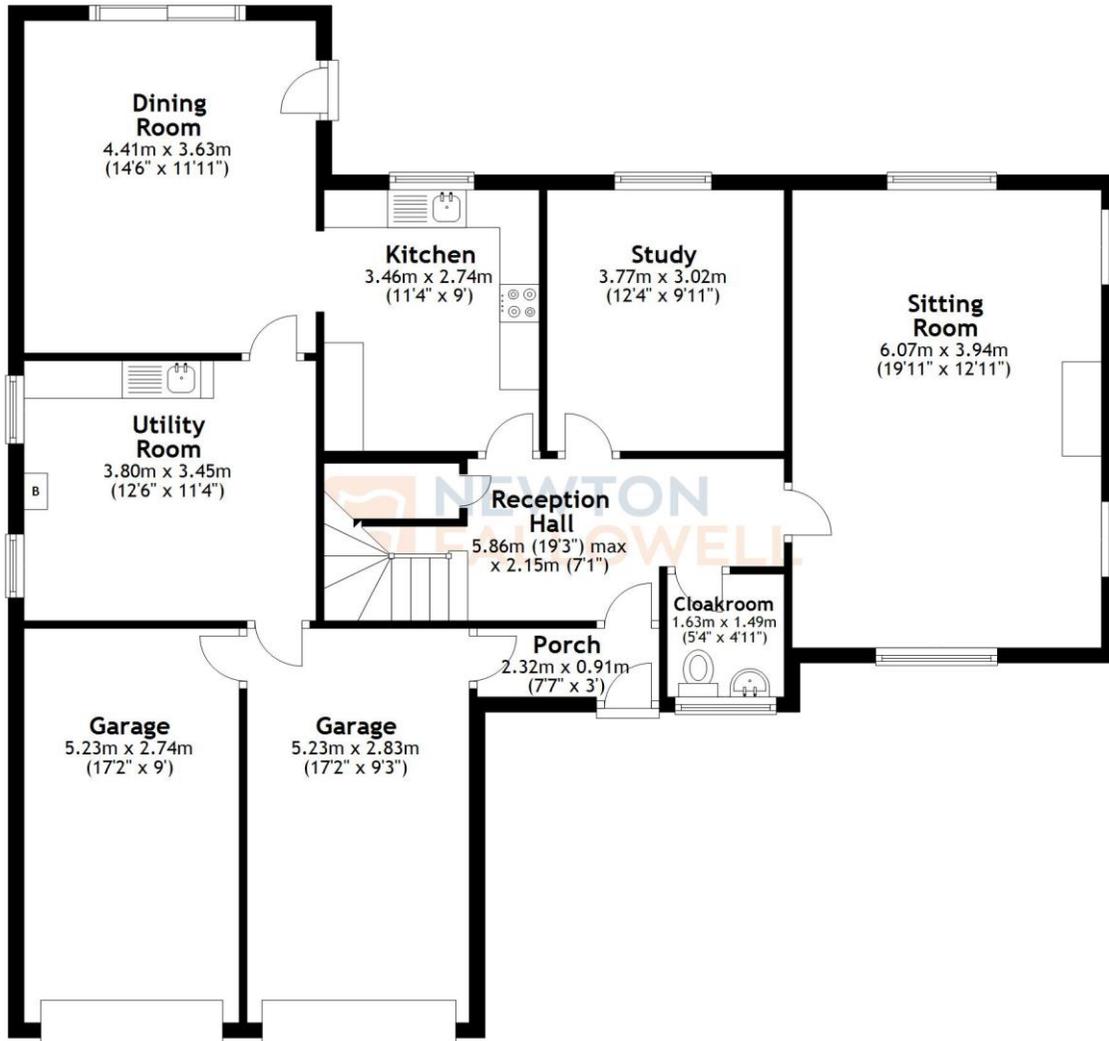
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





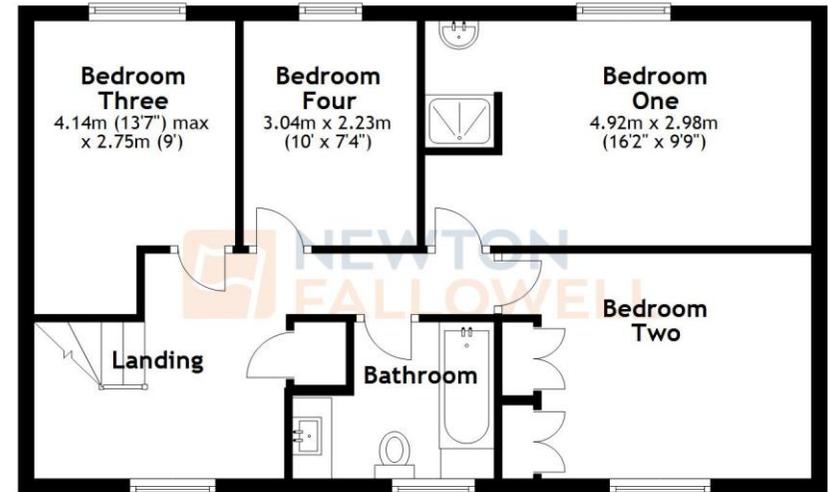
### Ground Floor

Approx. 123.3 sq. metres (1326.8 sq. feet)

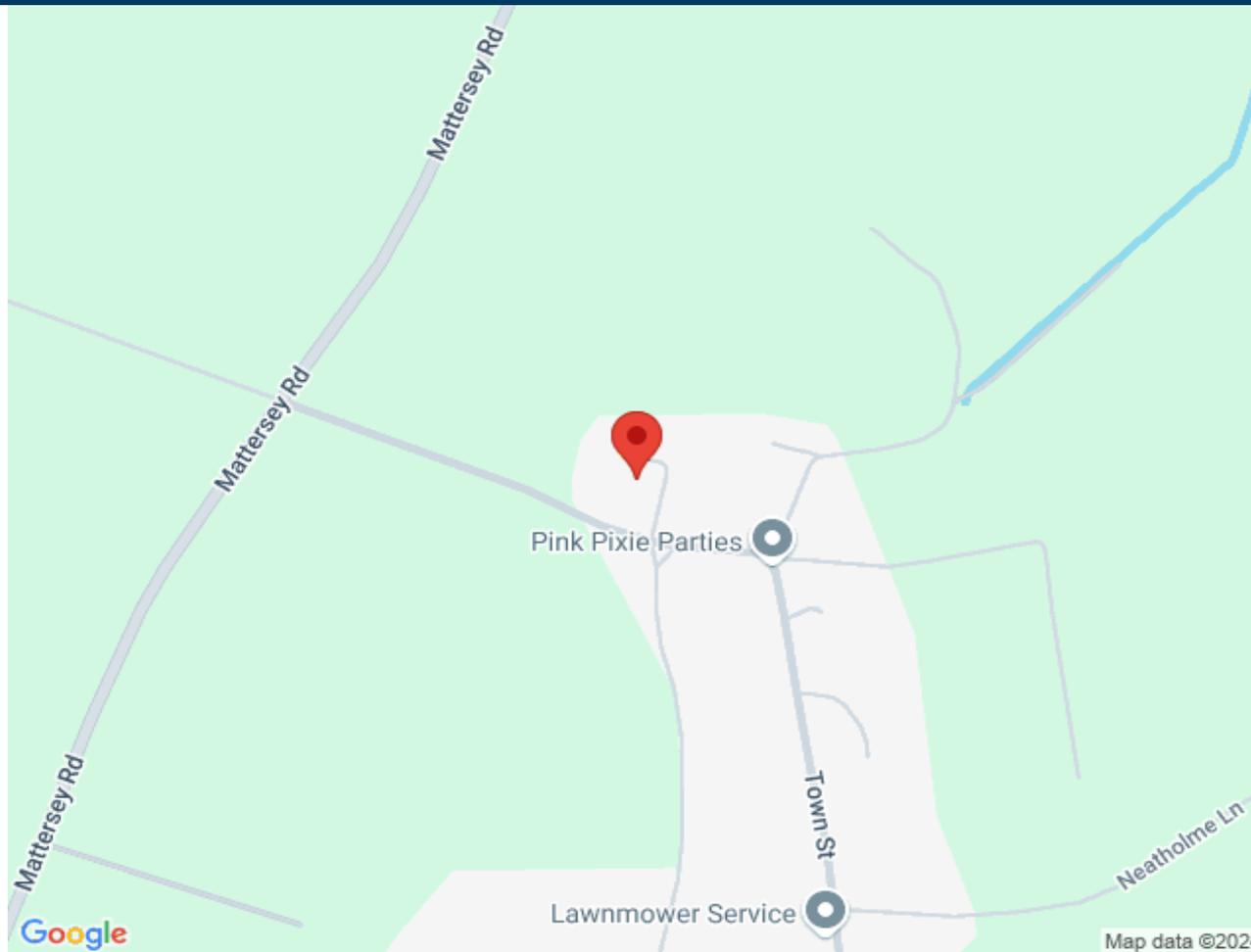


### First Floor

Approx. 61.3 sq. metres (660.4 sq. feet)



Total area: approx. 184.6 sq. metres (1987.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

