



7 Gowdall Lane, Pollington, DN14 0AU

£200,000

EPC: D

**** No Upward Chain **** Standing in approximately 0.4 of an acre is this extended semi detached prefab bungalow. The property offers two bedroom accommodation and is located in the rural village of Pollington. Offering substantial living accommodation the property is a must view to appreciate the property on offer and also the impressive 6m x 21m barn plus 6m x 6m workshop which is located to the rear within the grassed paddock.

- Extended prefabricated bungalow
- Two double bedrooms
- Lounge and separate dining room
- Traditional fitted breakfast kitchen
- Utility room, WC and store
- Modern bathroom with four piece suite
- Garage, driveway and additional secure parking
- Grassed paddock with 6m x 21m barn and attached 6m x 6m workshop
- Viewing highly recommended
- No upward chain

DESCRIPTION

This two bedroom semi detached prefab bungalow (bricked exterior) incorporates gas central heating and uPVC double glazing and offers extended accommodation comprising;

ENTRANCE HALL

16'5" x 8'2" max.

Composite entrance door. Loft access. Meter cupboard. Coving to the ceiling. One central heating radiator.

LOUNGE

18'0" x 11'10"

A timber fire surround with a tiled insert and hearth housing a gas fire. Coving to the ceiling. Two central heating radiators.

DINING ROOM

11'9" x 7'8"

uPVC French doors to the rear garden. Coving to the ceiling. One central heating radiator.

BREAKFAST KITCHEN

10'8" x 11'11"

A traditional range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a microwave and an extractor fan. Cupboard housing the gas central heating boiler. Tiled floor. One central heating radiator. Timber glazed door to the utility room.

UTILITY ROOM

13'0" x 8'2" max.

A traditional range of fitted base and wall units with a laminated worktop and matching upstands. Plumbing for an automatic washing machine and space for a tumble dryer. Tiled floor. One central heating radiator. Composite door leads to the rear garden.

W.C.

3'1" x 3'11"

A white wash hand basin and low flush WC. Tiled floor.

STORE

4'5" x 9'6"

Tiled floor.

BEDROOM ONE

11'10" x 11'11"

To the front elevation. A range of fitted wardrobes with sliding mirrored doors along one wall. Built in storage cupboard. One central heating radiator.

BEDROOM TWO

9'8" x 11'11"

To the rear elevation. Built in storage cupboard. Coving to the ceiling. One central heating radiator.

BATHROOM

8'0" x 7'10"

A modern white suite comprising a shower cubicle with a mains fed shower and tiled interior, a panelled bath, a vanity wash hand basin with storage under and a low flush WC. Tiled floor. Chrome heated towel rail.

GARAGE

10'4" x 33'3"

Located in the rear garden is the concrete sectional garage with a metal up and over door and timber side personnel door. Light and power.

BARN

19'7" x 69'1"

Located in the grassed paddock is the timber framed barn which has been converted into a bar and dancefloor, previously used for barn dancing. Traditional pub seating, tables and bar stools. Log burner

TOILETS

8'10" x 6'11"

Two separate toilets cubicles both having a wash hand basin and a low flush WC.

WORKSHOP

19'4" x 19'8"

Attached to the rear of the barn is the timber framed workshop with light and power. Log burner. Double timber doors open out to the rear. Covered wood store to the rear.

GARDENS

To the front of the property there is a fully enclosed garden which has a brick wall to the roadside with a timber pedestrian gate. A pathway leads to the front entrance door and extends along the side of the property to the rear garden. The garden is laid to gravel with mature shrubs and bushes.

To the immediate rear of the property there is a covered seating area. The garden is fully enclosed and laid to lawn with a further paved seating area and a paved pathway which leads to the driveway and garage and beyond. To the front of the garage there is a driveway which provides access to the garage and there is a further hard standing space which would be suitable for caravan/campervan storage and secured by a secure gate.

Beyond the shared access road there is a substantial grassed paddock where the barn and workshop are located. The whole plot extends to approximately 0.4 of an acre.

Ground Floor







