



9 Church Acres, Swinefleet, DN14 8EE

£210,000

EPC: E

This three bedroom semi detached house is located in a quiet cul-de-sac in the village of Swinefleet. The property has been extended on the ground floor to provide additional living space and also has a conservatory to the rear. With off street parking and an enclosed rear garden this property would make an ideal family home and is a must view. No upward chain!

- Three bedroom semi detached house
- Extended to the ground floor
- Conservatory to the rear
- Modern fitted dining kitchen
- Three reception rooms
- Oil central heating
- Enclosed rear garden
- Driveway to the front
- Ideal family home
- No upward chain

DESCRIPTION

This three bedroom semi detached house incorporates oil central heating and uPVC double glazing and offers extended family accommodation comprising;

ENTRANCE HALL

5'10" x 15'5"

uPVC entrance door. Stair way leading to the first floor. Laminate flooring. Coving to the ceiling, One central heating radiator.

W.C.

3'11" x 2'5"

A white corner wash hand basin and low flush WC. Laminate flooring.

LOUNGE

14'10" x 15'1"

Bow window to the front elevation. A fire surround with a marble inset and hearth housing a gas fire (calor gas). Laminate flooring. Coving to the ceiling, One central heating radiator. Open plan with the dining room.

DINING ROOM

11'6" x 8'11"

uPVC sliding patio doors lead into the conservatory. Laminate flooring. Coving to the ceiling, One central heating radiator. Open plan with the kitchen.

KITCHEN

11'10" x 11'8"

A range of modern fitted base and wall units with cream high gloss laminate fronts having laminated worktops and matching upstands. The units incorporate a stainless steel single drainer sink, and a four ring ceramic hob with a cooker hood over. Integrated double oven and washing machine. Cupboard housing the oil central heating boiler. Breakfast bar. Laminate flooring. Coving to the ceiling,

SITTING ROOM

9'1" x 12'10"

Glazed door leads into the smaller of the two conservatories. One central heating radiator.

SIDE PORCH

4'10" x 9'1"

uPVC entrance door. Tiled floor.

CONSERVATORY

10'0" x 21'2"

A timber framed conservatory with a sliding door that leads into the rear garden. Free standing log burner. Wall mounted electric heater. Sliding door leads into the second conservatory. Laminate flooring.

CONSERVATORY

7'9" x 9'11"

This is the smaller of the two conservatories which is also timber framed with a sliding door into the rear garden. Laminate flooring.

LANDING

6'6" x 14'9" max.

Loft access. Coving to the ceiling, One central heating radiator.

BEDROOM ONE

12'4" x 11'7" max.

To the front elevation. Fitted wardrobes along one wall with sliding mirrored doors. Coving to the ceiling, One central heating radiator.

BEDROOM TWO

8'5" x 12'5"

To the rear elevation. Fitted wardrobes with sliding mirrored doors. Coving to the ceiling, One central heating radiator.

BEDROOM THREE

8'5" x 8'5"

To the rear elevation. Laminate flooring. Coving to the ceiling, One central heating radiator.

BATHROOM

5'9" x 9'4"

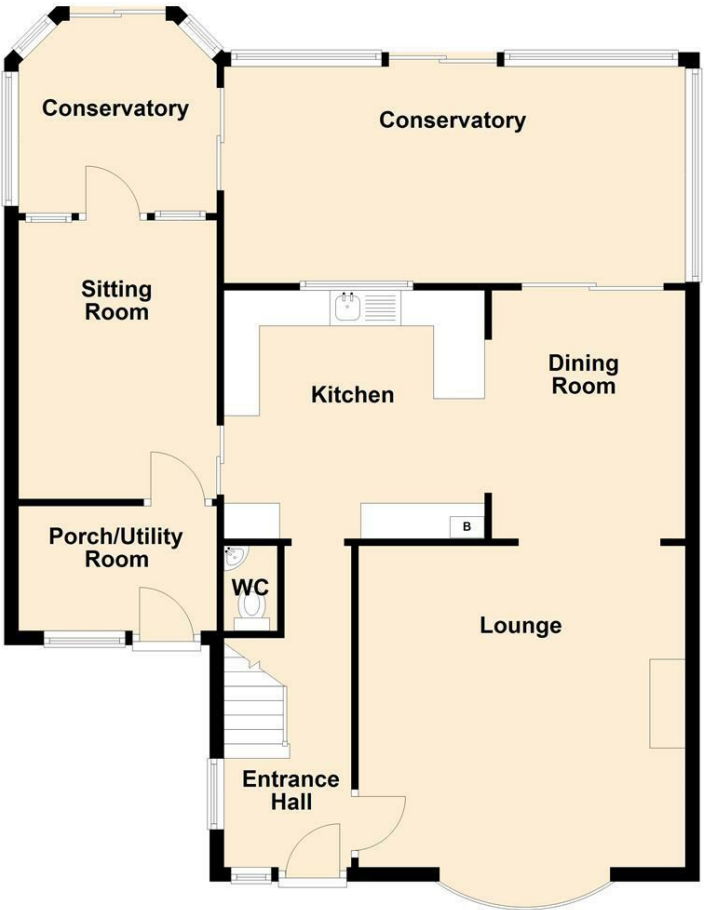
A white suite comprising a panelled bath with a mains fed shower over and a glass shower screen to the bath side, a wash hand basin and low flush WC inset into a vanity unit. Tiled walls. One central heating radiator.

GARDENS

To the front of the property there is a driveway providing off street parking. There is a raised flower bed to the right and side and to the left there is a gate which provides access into the rear garden.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a timber decked seating area. Timber summer house and garden shed. Oil storage tank.

Ground Floor



First Floor







