



Siltside, Gosberton, Spalding

 **NEWTON FALLOWELL**



Key Features

- Immaculately Presented Detached Bungalow
- Substantial Plot Backing onto Fields
- Three Double Bedrooms
- Ample Off-Road Parking and Single Garage
- Semi-Rural Location
- Viewing Advised
- Council Tax Band - C
- EPC Rating - E
- Freehold

£295,000





Newton Fallowell are delighted to offer this stunning three bedroom bungalow offering ample living accommodation, three double bedrooms, ample off road parking, single garage and a substantial rear garden backing onto fields.

As you enter the property, you are greeted with a large entrance hall offers access to the downstairs reception rooms and all three bedrooms. The first door on the left leads into the spacious lounge offering a feature fireplace and a large bay window. Going through the property, this leads into the kitchen diner, offering a range of high quality wall and floor units. Situated just off the kitchen is the separate utility room.



The rear of the property comprises of three double bedrooms with the main two overlooking the open fields to the back of the property. The downstairs space is completed with a further storage cupboard and a modern four piece family bathroom.

Gated access leads to the front of the property, ample off road parking via a gravelled driveway and a large single garage. Coming to the rear garden, it is mainly laid to lawn with multiple patio seating areas and the property backs onto stunning fields.



Lounge 3.70m x 5.90m (12'1" x 19'5")

Kitchen / Diner 4.39m x 2.56m (14'5" x 8'5")

Utility Room 2.04m x 1.45m (6'8" x 4'10")

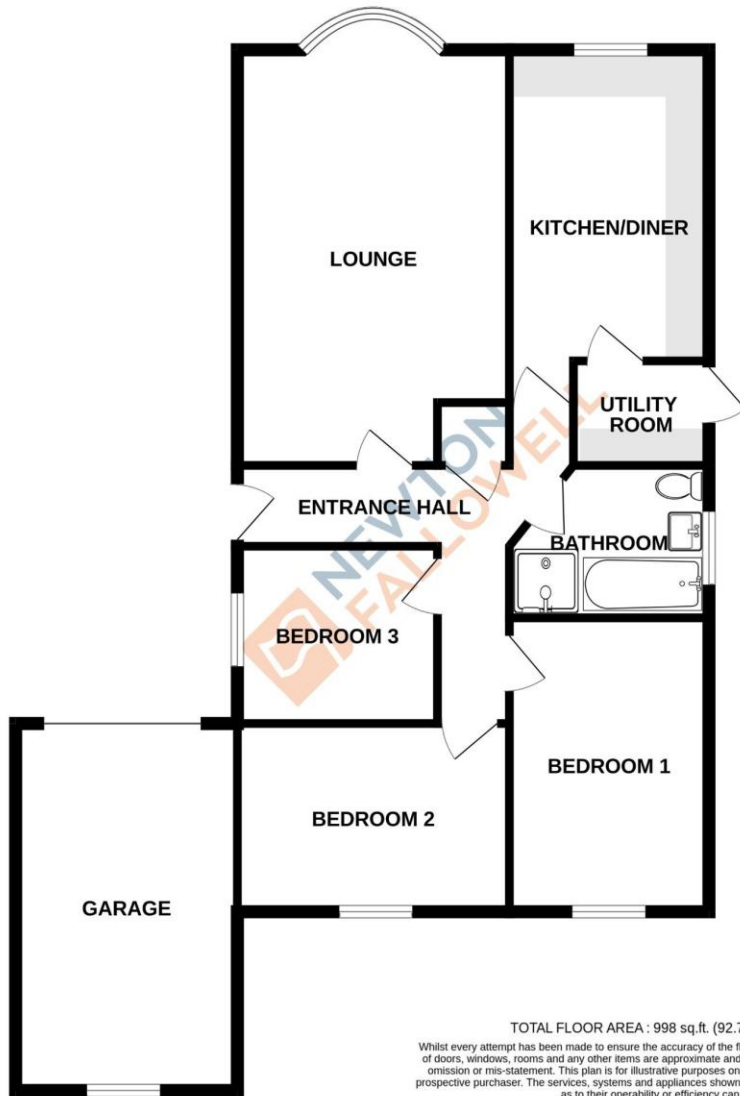
Bedroom One 4.00m x 2.74m (13'1" x 9'0")

Bedroom Two 3.83m x 3.01m (12'7" x 9'11")

Bedroom Three 2.75m x 2.51m (9'0" x 8'2")

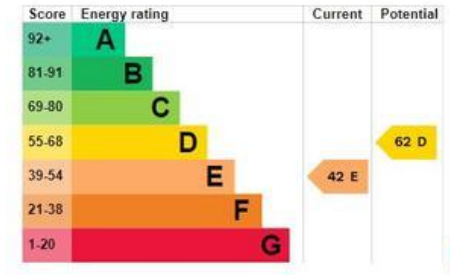
Family Bathroom 1.93m x 2.93m (6'4" x 9'7")

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

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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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.