

# Chartered Surveyors Estate Agents & Valuers Est 1924







# 35 WEST END, POLLINGTON, DN14 0DP.

An exceptionally presented and extended 3 Bedroom Detached Bungalow
 Lounge with adjoining stylish Kitchen
 Gas Central Heating
 PVCu Double Glazing
 Replacement fascias and gutters
 Extensive parking
 Extra large Garage and useful Outbuilding
 South facing rear garden





A traditional and popular style of Detached Bungalow occupying a non-estate location within the village. Pollington is located about 3 miles off the A19 being only 2 miles from the popular small town of Snaith which includes a good selection of local facilities. The village includes local amenities including a public house, primary school and village hall and is only 5 miles from junction 34 of the M62.

ACCOMMODATION (all measurements are approx. only)

# **Ground floor only**

**ENTRANCE HALL** with boiler cupboard, radiator and PVCu double glazed side entrance door.

**LOUNGE** (about 5.0m x 3.30m) with radiator, decorative fireplace with electric fire.

**DINING KITCHEN** (about 3.77m x 3.36m) including modern attractive units comprising base and wall cabinets with work tops and 1 ½ bowl sink unit. Integrated oven, induction hob with extractor fan over, space for fridge/freezer and plumbing for washer. Radiator, PVCu double glazed patio doors to rear garden.

**BEDROOM 1** (about 5.41m x 2.11m) with radiator, rear and side facing windows, modern fitted wardrobe.

**BEDROOM 2** (about 3.16m x 3.0m) with radiator and front outlook.

**BEDROOM 3** (about 3.16m x 2.44m) with radiator and front outlook.

**BATHROOM** (about 2.0m x 1.88m) fully tiled to walls and with bath having Mira shower over, w.c., and wash basin. Radiator.

#### OUTSIDE

Deep front garden with parking space and several cars.

Gated side driveway leading to the:

Detached Sectional Concrete Garage (about 7.5m x 2.6m) with electric up and over door.

Timber Building (8.0m x 2.5m) with PVCu cladding to front, PVCu double glazed windows and door. Suitable for conversion to office or hobbies room.

Good sized south facing rear garden being fully fence enclosed, neatly maintained and with open aspect to the rear. Outside water tap and lighting, etc.

#### **SERVICES**

Mains water, electricity, drainage and gas. Gas central heating (new radiators fitted).

## **COUNCIL TAX**

Band C.

#### **TENURE**

Freehold.

## **VIEWING**

Strictly by prior appointment through Grice & Hunter – 01302 360141.

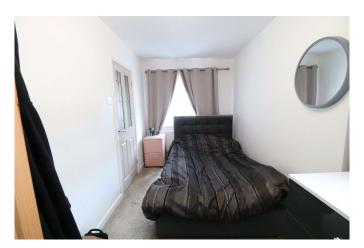


















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