



Dovecote Close, Snitterby

 3  2  1



£320,000



## Key Features

- SOUGHT AFTER VILLAGE
- 5M LOUNGE
- EASILY MAINTAINED GARDENS
- 2 CAR PARKING
- 6.3M GARAGE
- SELECT CUL DE SAC
- EPC rating C
- Freehold





Situated in a select residential cul de sac in this highly regarded Lincolnshire village this delightful detached family home offers well maintained, generously proportioned 3 bedroom accommodation with both reception parking and a 6.3m garage. The easily maintained, private rear gardens are linked to the home via french doors leading from the dual aspect lounge and a well appointed breakfast kitchen is ideal for informal socialising and the first floor bedrooms are served by both an en suite shower and a family bathroom.



Snitterby enjoys excellent communications to both Lincoln, Market Rasen, Scunthorpe and to the regions major road network as well as to the Lincolnshire Wolds.

Rural not remote.

#### ENTRANCE

A canopied entrance with composite door opens to a broad, welcoming hall with laminated flooring, spindle balustrade stair with cupboard under, radiator and uPvc double glazed window.

#### CLOAK ROOM

Appointed with a modern suite in white to include a wc with concealed cistern, wall mounted wash hand basin with tiled back, radiator, extractor fan and tiled floor.

#### LOUNGE 5.15m x 4.63m (16'11" x 15'2")

A generous dual aspect room ideal for family socialising and connecting to the enclosed rear gardens via uPvc double glazed french doors. The room also includes laminated flooring, 2 uPvc double glazed windows and 2 radiators.

#### DINING KITCHEN 4.06m x 3.09m (13'4" x 10'1")

Appointed with a range of beech style high and low units with contrasting work tops to include an inset resin sink unit with 2 units and an integrated dishwasher under, built in refrigerator

and freezer, a further 2 base units, inset induction hob with oven under and chimney style extractor over, an additional 5 units at eye level, stone effect tiled splash areas, spot lighting, slate style tiled floor, space and plumbing for an automatic washing machine, radiator and uPvc double glazed windows to the front and side aspects.

#### LANDING

With laminated flooring, built in double Linen cupboard and access to the roof space.

#### BEDROOM 1 3.92m x 3.91m (12'11" x 12'10")

A well proportioned dual aspect double room with uPvc double glazed windows to the front and side aspects, radiator and laminated flooring.

#### EN SUITE

Appointed with a modern suite in white with part tiled walls to include a close coupled wc, pedestal wash hand basin, panelled and glazed shower enclosure with mains fed shower, radiator, spot lighting, extractor fan, slate style floor and uPvc double glazed window.

#### BEDROOM 2 3.88m x 3.46m (12'8" x 11'5")

A rear facing double room with uPvc double glazed window, radiator and laminated flooring.

#### BEDROOM 3 3.48m x 3.46m (11'5" x 11'5")

A further rear facing room with uPvc double glazed window, radiator and laminated flooring.

#### BATHROOM 2.74m x 1.97m (9'0" x 6'6")

A modern room appointed with a suite in white to include a panelled bath, long vanity unit with inset wash hand basin, storage cupboards and wc with concealed cistern, electric shaver point, extractor fan. tiled to half height and to the floor, spot lighting, extractor fan, radiator and uPvc double glazed window.

#### OUTSIDE

The property is fronted by a curving, open plan lawn with flagged walkways and a 2 car block paved drive leads to the attached GARAGE (3.60m x 6.32m) with up and over door, electric light and power, eaves storage area and door to the







rear garden. A gated, flagged walk way opens to the easily maintained rear gardens which feature a pebble topped garden with inset evergreen feature shrubs. The side and rear boundaries are marked by panel fencing.

### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Falllowell 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 £200, 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 upto £200 if you use their services.



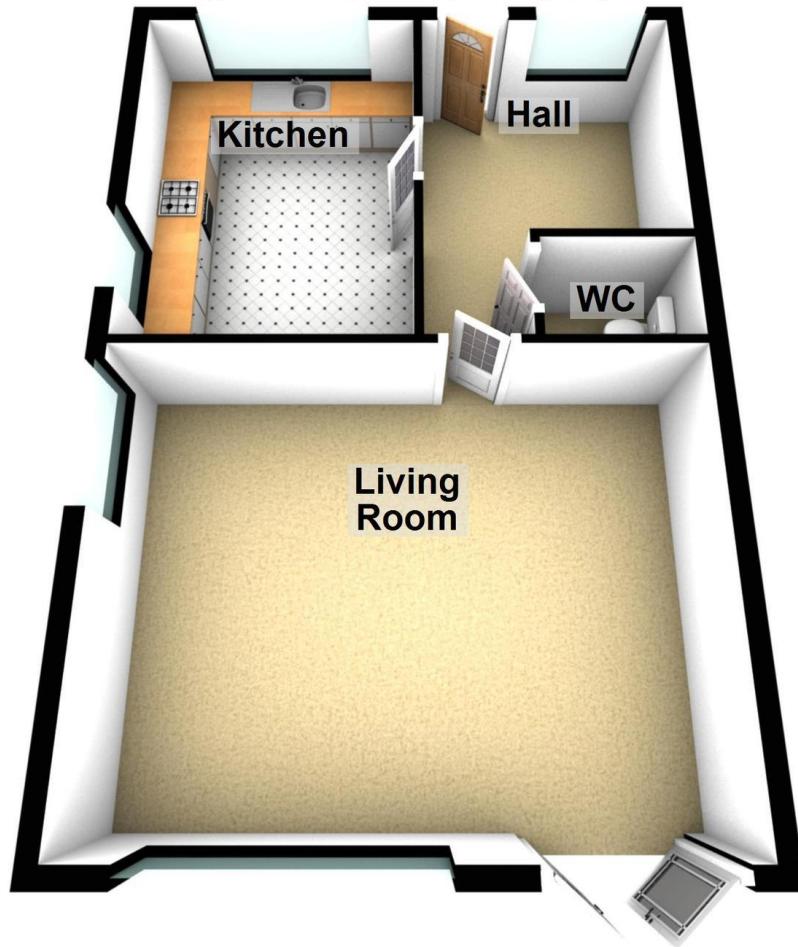






## Ground Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



## First Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



Total area: approx. 106.3 sq. metres (1144.6 sq. feet)

Address: 2 Dovecote Close, Snitterby, GAINSBOROUGH, DN21 4AT  
RRN:

### Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

75

POTENTIAL

86

England & Wales

EU Directive  
2002/91/EC

