



The Harlequin, Sandy Bank, New York, LN4 4YG



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Freehold

£230,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & dining room
- Shower room
- Driveway & garage
- Enclosed rear garden
- EPC rating F





A detached bungalow in a semi-rural village location with open views over fields to the front & rear. Having accommodation comprising: entrance hall, lounge, dining room, kitchen, two bedrooms and shower room. Outside the property has ample off-road parking, a garage and an enclosed rear garden.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having electric storage heater and access to roof space.

LOUNGE

4.62m x 3.13m (15.2ft x 10.3ft)

Having windows to front & side elevations, coved ceiling with moulded ceiling rose, electric storage heater, television aerial connection point and fireplace with slabbed hearth, inset LPG fire and plinths to either side.

DINING ROOM

3.03m x 2.95m (9.9ft x 9.7ft)

Having window to side elevation, coved ceiling and electric storage heater.

KITCHEN

4.58m x 2.72m (15ft x 8.9ft)

Having window & part glazed door to side elevation, further window to side elevation, wood panelled ceiling, electric storage heater and tile effect vinyl flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, space for upright fridge/freezer to one side, space for LPG cooker to other side. Further work surface with cupboards & drawers under, cupboards & glazed display unit over, tall larder style unit to one side.

BEDROOM ONE

3.12m x 3.12m (10.2ft x 10.2ft)

Having window to rear elevation and built-in wardrobes.

BEDROOM TWO

3.59m x 3.1m (11.8ft x 10.2ft)

Having window to front elevation and built-in cupboard.

SHOWER ROOM

2.91m x 2.5m (9.5ft x 8.2ft)

Having two windows to rear elevation, built-in airing cupboard, part tiled walls, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a shaped lawn with borders. A gravelled driveway provides ample off-road parking and hardstanding and extends down the side of the property to the:

GARAGE

7.06m x 3.86m (23.2ft x 12.7ft)

Having double doors to front, light and power.

REAR GARDEN

Being enclosed and having a shaped lawn with borders, concrete patio area & footpaths, greenhouse and two garden sheds.

THE PLOT

The property occupies a plot of approximately 0.16 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Heating is via electric storage heaters and drainage is to a septic tank. The current council tax is band B.

VIEWING

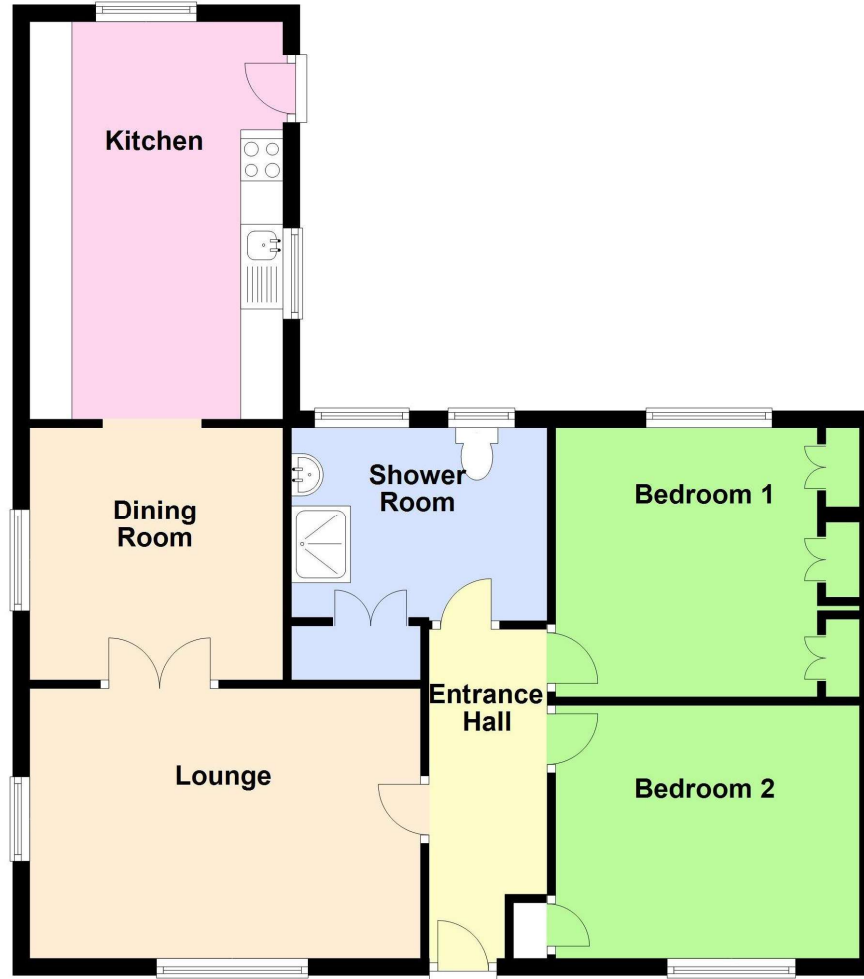
By appointment with Newton Fallowell - telephone 01507 499488.



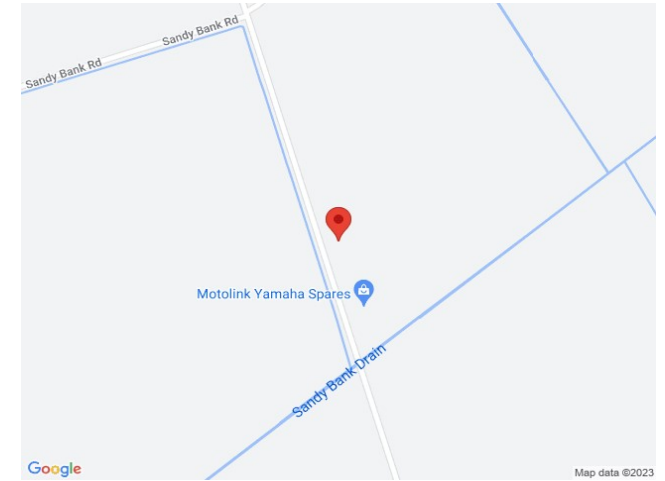


 **NEWTON
FALLOWELL**

Floorplan



Total area: approx. 76.3 sq. metres (821.6 sq. feet)



AGENT'S NOTES

PLEASE BE AWARE THAT THIS PROPERTY IS OF A NON-STANDARD CONSTRUCTION. Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

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