



1 Southfields, Sandy Bank Road, New York, LN4 4YE



3



1



2

Freehold

£210,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining room
- Cloakroom & bathroom
- Driveway & garage/workshop
- Enclosed rear garden
- Plot approx. 0.19 acre (STS)
- EPC rating D







An updated semi-detached house in a rural village location on a plot of approximately 0.19 acre, subject to survey and with an open field view to the rear. Having accommodation comprising: entrance hall, lounge, Fitted kitchen with integrated appliances, dining room, rear lobby and cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage/workshop and an enclosed rear garden.

### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

#### ENTRANCE HALL

Having window to front elevation, coved ceiling, radiator, built-in cupboard and staircase rising to first floor.

#### LOUNGE

5.43m x 4.28m (17'10" x 14'0")

(max) Having window to front elevation, french doors with side screens to rear elevation and garden, coved ceiling and two vertical radiators.

#### KITCHEN

3.34m x 3.18m (11'0" x 10'5")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and cupboard housing oil fired boiler providing for both domestic hot water & heating.

Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Electric hob inset to work surface with contemporary style extractor over, cupboards & drawers under, cupboards over, tall unit housing integrated electric double oven with cupboards under & over. Further work surface return with cupboards under, cupboards over.

#### DINING ROOM

3.01m x 2.93m (9'11" x 9'7")

Having two windows to front elevation and radiator.

#### REAR LOBBY

Having part glazed door to rear elevation

#### CLOAKROOM

Having window to rear elevation, close coupled WC and hand basin.



## FIRST FLOOR LANDING

Having window to front elevation.

## BEDROOM ONE

4.29m x 3.19m (14'1" x 10'6")

Having window to rear elevation and radiator.

## BEDROOM TWO

3.33m x 3.19m (10'11" x 10'6")

Having window to rear elevation and radiator.

## BEDROOM THREE

3.18m x 2.18m (10'5" x 7'2")

Having window to front elevation and radiator.

## BATHROOM

Having window to side elevation, radiator, tiled walls, tiled walls and extractor. Fitted with a white suite comprising: panelled bath with shower fitting over, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a lawned garden and a gravelled driveway which provides off-road parking. A concrete driveway to the side of the property leads to the:

## GARAGE/WORKSHOP

10.26m x 3.59m (33'8" x 11'10")

Having up-and-over door, two doors to side, light and power.

## REAR GARDEN

Being enclosed and laid to lawn with a paved footpath, garden shed and oil storage tank.

## THE PLOT

The property occupies a plot of approximately 0.19 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, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.



# Floorplan

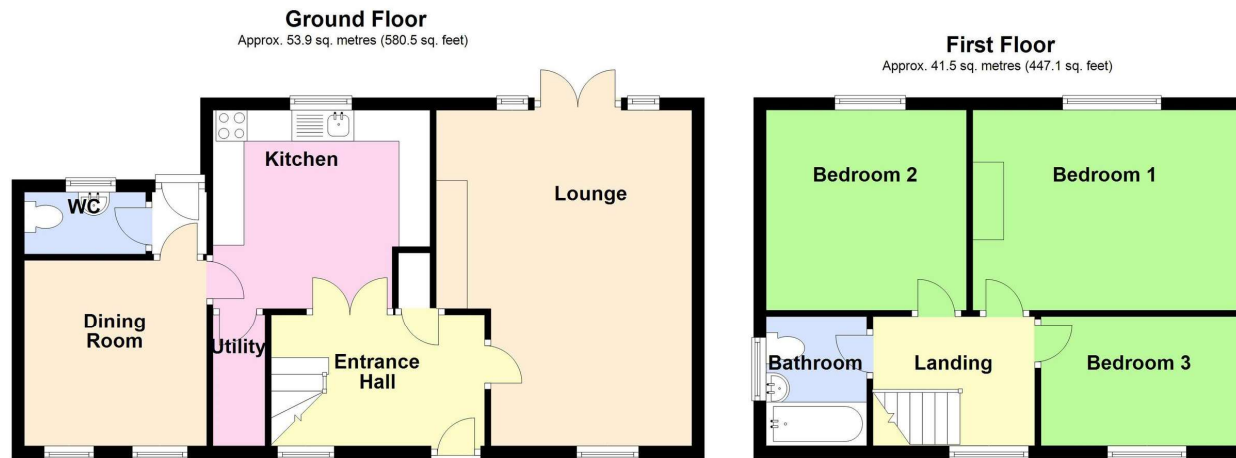
## VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

## AGENT'S NOTES

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 95.5 sq. metres (1027.7 sq. feet)



Newton Fallowell Horncastle

01507 499488

horncastle@newtonfallowell.co.uk