



Hardwick, Kimes Lane, Mareham-Le-Fen, PE22 7RN



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Freehold

£335,000



Key Features

- Detached two bedroom bungalow with self-contained annexe
- Annexe with lounge, kitchen, conservatory, bedroom & en-suite
- Two driveways providing ample parking with hardstanding for caravan or motorhome
- Double car port & large workshop
- Mature enclosed south facing private gardens, summerhouse with electrics
- NO CHAIN - EPC rating D





A detached bungalow with a self-contained annexe located at the end of a cul-de-sac in a pleasant village location with good access to local amenities. The bungalow has well presented accommodation comprising: entrance lobby/utility, lounge, kitchen with pantry off, internal hall, two bedrooms and bathroom. The self contained annexe has a lounge, kitchen, conservatory, bedroom and en-suite shower room. Outside the property has enclosed south facing mature & private gardens, two driveways providing ample off-road parking & hardstanding, double car port, large workshop, summerhouse with electrics and a pond with bridge over. NO CHAIN



ACCOMMODATION
Part glazed uPVC door to the:

ENTRANCE LOBBY/UTILITY
3.85m x 2.04m (12'7" x 6'8")
Having windows to front & side elevations, radiator, tiled floor, work surface with cupboards, space & plumbing for automatic washing machine under.

BATHROOM
2.39m x 1.79m (7'10" x 5'11")
Having window to side elevation, radiator, tiled walls, tiled floor and extractor. Fitted with a suite comprising: panelled bath with shower fitting over, close coupled WC and pedestal hand basin.

KITCHEN
3.93m x 3.91m (12'11" x 12'10")
Having bow window to front elevation, radiator, tile effect vinyl flooring and original feature fireplace. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated fridge under. Work surface return with inset induction hob, integrated electric oven, cupboards & drawers under, cupboards & concealed extractor over.

PANTRY
3.90m x 1.07m (12'10" x 3'6")
Having window to rear elevation, vinyl tile floor and oil fired combination boiler providing for both domestic hot water & heating.





LOUNGE

3.93m x 3.90m (12'11" x 12'10")

Having bow window to front elevation, window to side elevation overlooking the conservatory, radiator and original feature fireplace with surround.

INNER HALL

With door to annexe and door to:

BEDROOM ONE

3.92m x 3.91m (12'11" x 12'10")

Having window to rear elevation and radiator.

BEDROOM TWO

3.91m x 2.73m (12'10" x 9'0")

With access from the kitchen and bedroom one. Having window to rear elevation and radiator.



ANNEXE

Comprising:

LOUNGE

4.42m x 3.03m (14'6" x 9'11")

Having window to side elevation, wall light points and electric radiator. Open to the kitchen and sliding doors to the:

CONSERVATORY

4.45m x 3.46m (14'7" x 11'5")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to front elevation, two electric radiators and tiled floor.

KITCHEN

4.45m x 2.39m (14'7" x 7'10")

Having window to side elevation, inset ceiling spotlights, tiled floor and plinth heater. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset induction hob, cupboard & drawers under, cupboards & cooker hood over, tall unit to side housing integrated electric oven & microwave with drawer under & cupboard over, further larder style units to side incorporating integrated fridge & freezer. Further work surface with cupboard under, cupboards over and larder style unit to side. Attached island unit with space & plumbing for automatic washing machine & tumble dryer under with breakfast bar to one side.

BEDROOM

4.14m x 3.04m (13'7" x 10'0")

Having window to rear elevation, window & glazed door to side elevation, electric radiator and access to roof space.

EN-SUITE

3.04m x 1.46m (10'0" x 4'10")

Having window to side elevation, inset ceiling spotlights, full length towel radiator, tiled floor, tiled walls and extractor. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards & drawers under, WC with concealed cistern and cupboards to side.



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EXTERIOR

Wrought iron gates opens to two driveways which provide ample off-road parking & hardstanding for a caravan or motorhome if desired. To the side of the property there is a large gravelled area which provides additional off-road parking with a double car port to the far rear. To the front of the property there is a mature lawned garden with shrubs, paved patio & footpath, brick built barbeque area and summerhouse with electrics which is accessed via a bridge over an informal pond. To the other side of the property there is a decked area and to the rear of the property there is a paved patio with walled garden.

WORKSHOP

5.09m x 4.44m (16'8" x 14'7")

Of timber construction with double & single doors and windows to side.

SERVICES

The property has mains electricity, water and drainage connected. Heating to the main bungalow is via an oil fired boiler serving radiator and heating to the annexe is via electric radiators. The property is double glazed and the current council tax is band B.

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.

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Floorplan



Total area: approx. 158.9 sq. metres (1710.4 sq. feet)



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