



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



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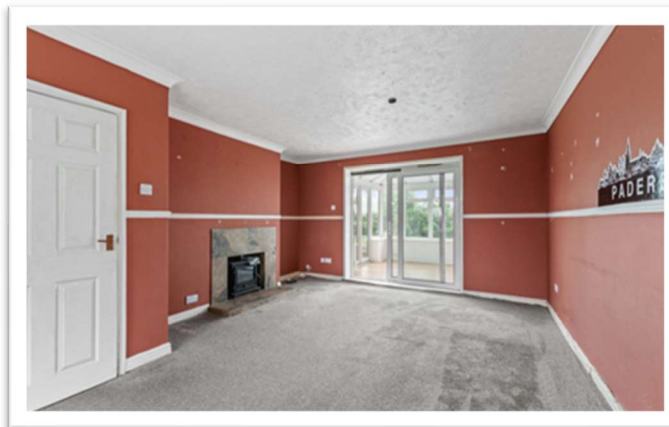
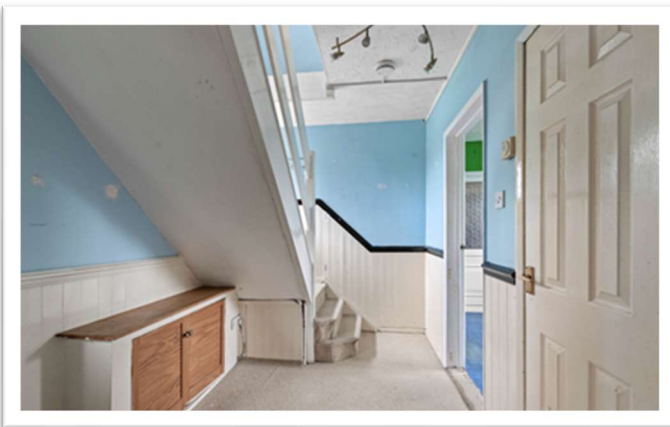
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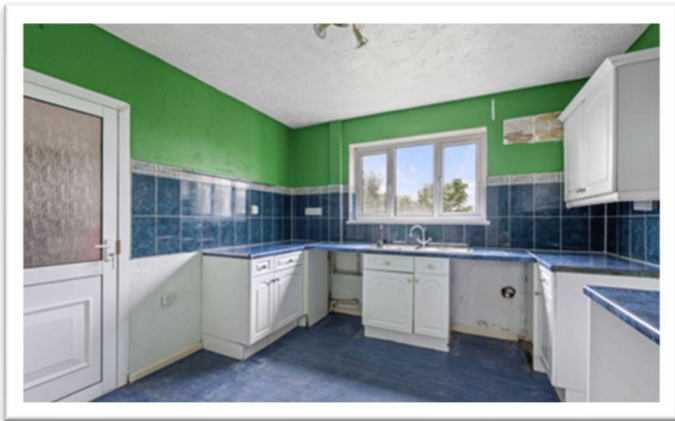
£150,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & conservatory
- Kitchen & utility
- Cloakroom & bathroom
- Driveway providing off-road parking
- Enclosed rear garden
- EPC rating E





A semi-detached house on a good size plot, in a village location with an open view to the rear. Having accommodation comprising: entrance hall, lounge with wood burner, conservatory, kitchen, side hall, utility and cloakroom to ground floor. Three bedrooms and bathroom to first floor. The property benefits from electric central heating and double glazing. Outside the property has a driveway providing off-road parking, a large lawned front garden and an enclosed rear garden.

ACCOMMODATION

Open porch with part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having window to front elevation, wood panelling to dado height, built-in cupboard and staircase rising to first floor.

LOUNGE

5.43m x 4.26m (17'10" x 14'0")

Having bow window to front elevation, coved ceiling, radiator, dado rail, fireplace recess with tiled hearth & surround and inset wood burner. French doors to the:

CONSERVATORY

2.79m x 2.57m (9'2" x 8'5")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and laminate flooring.

KITCHEN

3.17m x 3.26m (10'5" x 10'8")

Having window to rear elevation, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & further appliance space under. Work surface return with space for electric cooker, cupboard, drawer & appliance space under, cupboards over. Further work surface return with cupboards & drawers under.

SIDE HALL

Having part glazed doors to front & rear elevations.

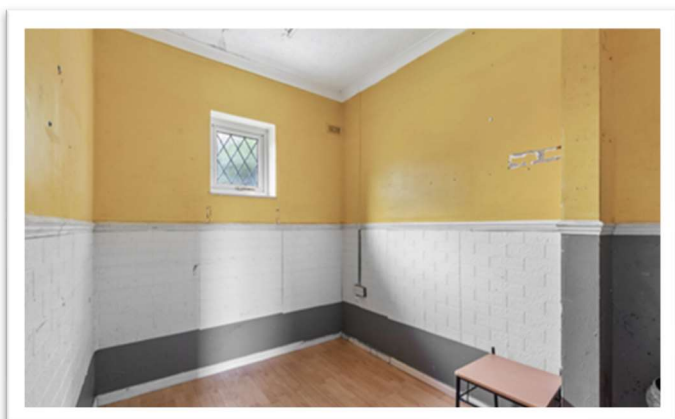
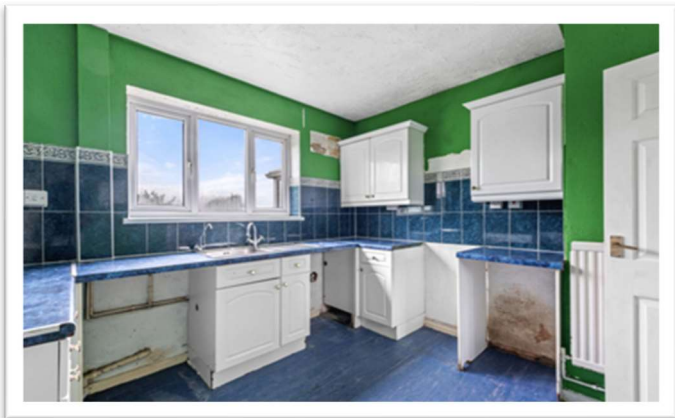
UTILITY

3.02m x 2.01m (9'11" x 6'7")

Having window to front elevation, coved ceiling and laminate flooring.

CLOAKROOM

Having window to rear elevation and low level WC.



FIRST FLOOR LANDING

Having window to front elevation and built-in cupboards.

BEDROOM ONE

4.28m x 3.18m (14'0" x 10'5")

Having window to rear elevation and radiator.

BEDROOM TWO

3.30m x 3.19m (10'10" x 10'6")

Having window to rear elevation and radiator.

BEDROOM THREE

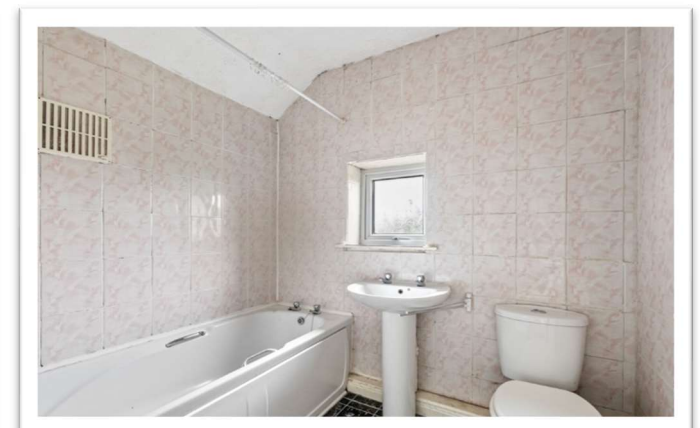
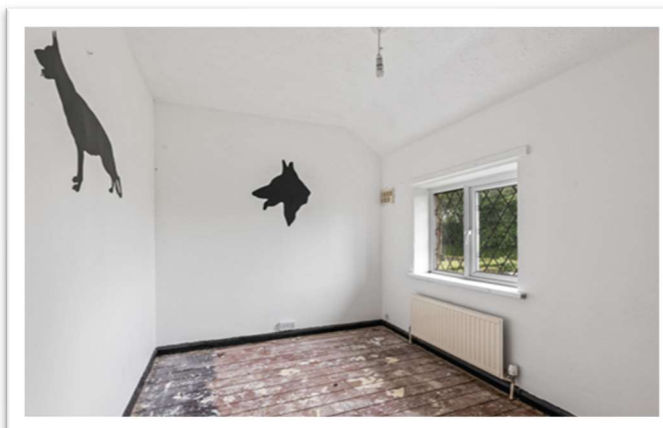
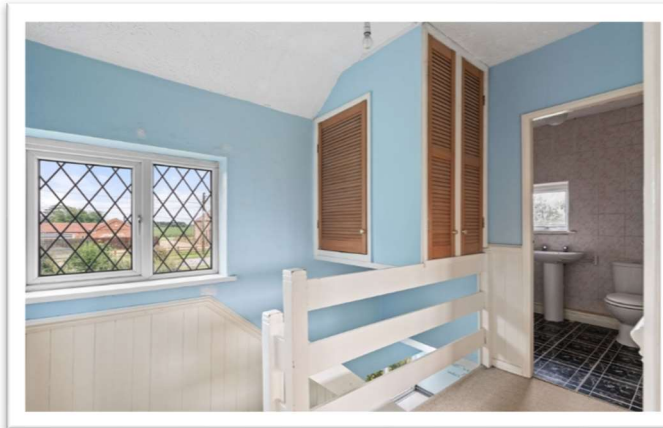
3.14m x 2.21m (10'4" x 7'4")

Having window to front elevation and radiator.

BATHROOM

2.07m x 1.69m (6'10" x 5'6")

Having window to side elevation, tiled walls, tile effect flooring, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a driveway which provides off-road parking with gated access to a large lawned front garden with borders.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio, raised planter and garden shed.

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. Drainage is to a septic tank. Heating is via an electric boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

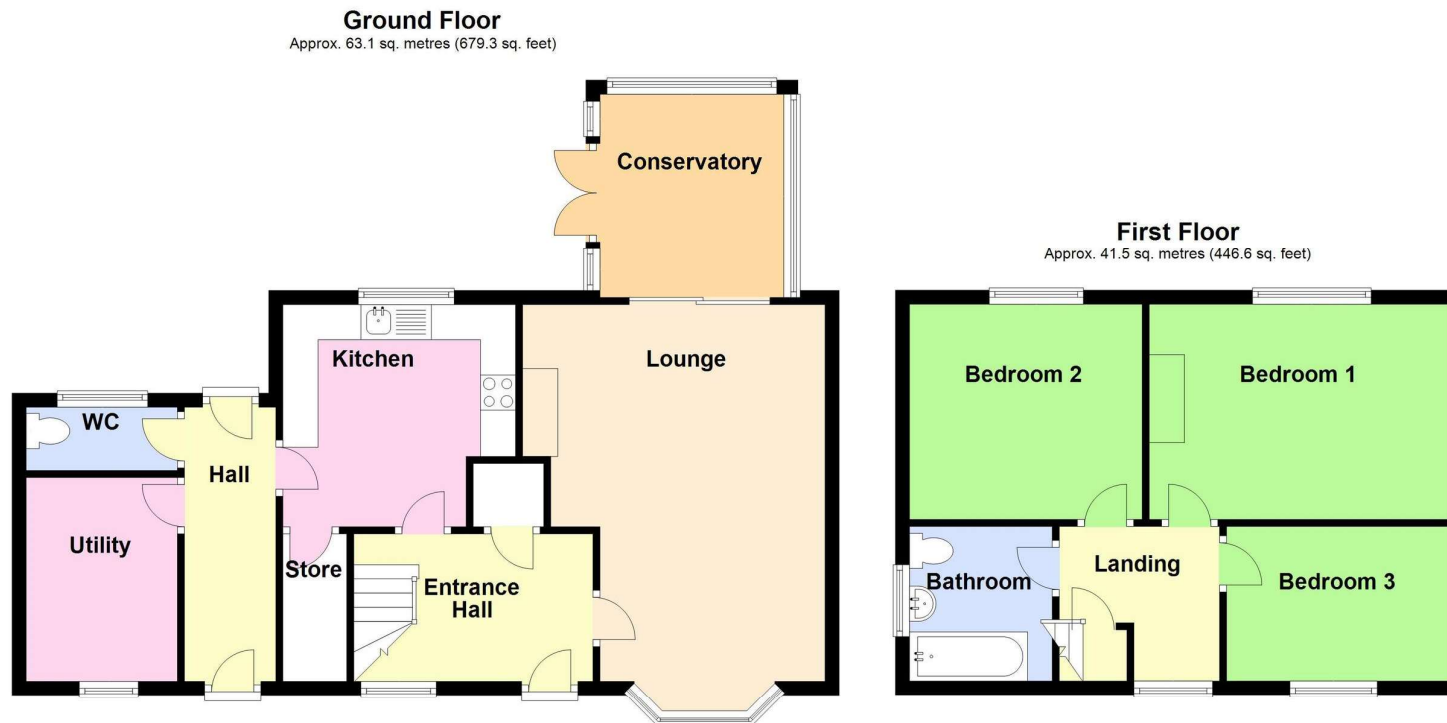
By appointment with Newton Fallowell - telephone 01507 499488.



 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)



Newton Fallowell Horncastle

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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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