



New Hill

Walesby



Offers in the Region Of £340,000

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S.G.A.

Greenliles



Spacious bungalow In an enviable position within the sought after village of WALESBY,





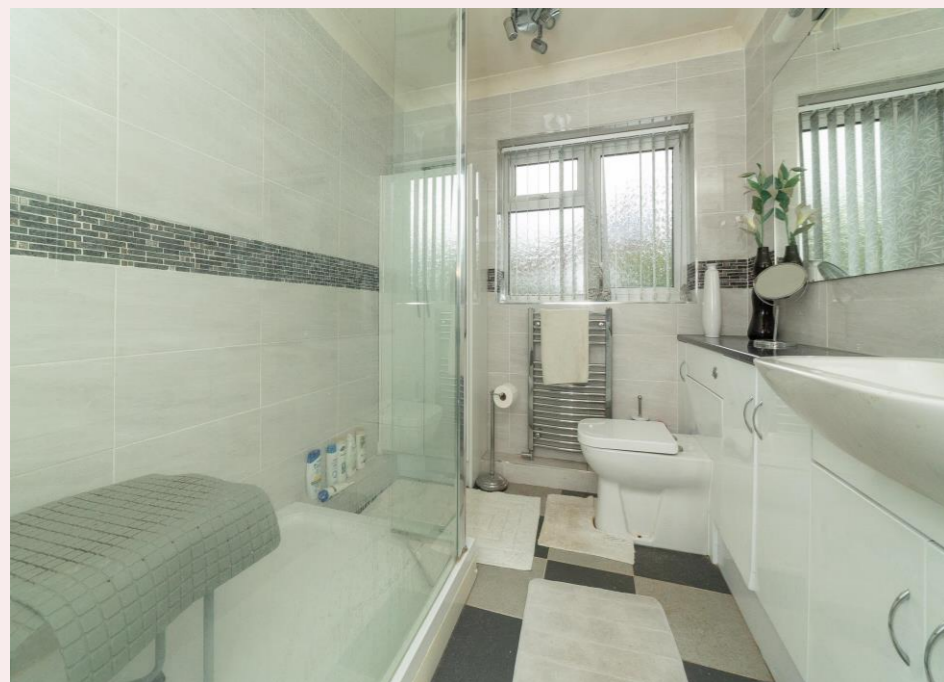
New Hill





Welcome

This extended four bedroom detached dormer bungalow occupies a larger than average plot and boasts extensive living accommodation, lovely gardens and open countryside views to the rear of the property. This cherished bungalow offers much more than first meets the eye. Each room allows for spacious living, briefly comprising two double bedrooms on the ground floor with a further two bedrooms in the Dorma, open plan kitchen/diner, lounge, snug and conservatory. A separate utility room, shower room and separate w/c cloakroom are additional benefits. The exterior of this property is just as impressive, with a breathtaking rear garden ideal for a keen gardener, greenhouse, shed and mature shrubs and trees. Private driveway for multiple cars, a carport and detached garage with power, lighting and separate workshop, and finally the field views to the rear are a spectacular bonus!! Viewings are a must!



Step inside...

Entrance Hall 11' 5" x 12' 7" (3.48m x 3.84m)

uPVC double glazed door with leaded stained glass and double glazed side panel gives access to the entrance hall. Spacious entrance hall with half glazed doors to the lounge and kitchen diner, paneled doors to bedrooms one, two and the bathroom, radiator and wall lights.

Lounge 12' 9" x 16' 3" (3.89m x 4.95m)

uPVC double glazed bow window to the front aspect and uPVC double glazed window to the side aspect. Focal fireplace with marble hearth, coal effect living flame gas fire and decorative timber surround, double radiator and additional single radiator, carpet, 2 x ceiling lights and TV point.

Kitchen/Diner 22' 1" x 9' 8" (6.72m x 2.95m)

Kitchen Area - With a fully fitted kitchen comprising base units having rolled edge work surfaces over, matching wall units and breakfast bar. Built in electric oven, four station induction hob with stainless steel extractor hood above, space and plumbing for a washing machine and space and plumbing for a dishwasher. Inset one and a half bowl sink and drainer unit with hot and cold tap, splash back ceramic tiling to the walls, focal brick built fireplace, and uPVC double glazed window to the side aspect. Dining Area - Plenty of space for a family dining table. Open access to the utility room and also to the snug. Staircase rising to the first floor with open balustrade and generous sized under-stairs storage cupboard with lighting.

Snug 9' 11" x 10' 11" (3.02m x 3.32m)

Double glazed sliding patio doors to the garden commanding fabulous views over open countryside beyond, uPVC double glazed window to the side aspect, wall lights, radiator and television aerial point.

Utility room 8' 8" x 9' 11" (2.63m x 3.03m)

Spacious utility room with a range of base units having rolled edge work surface over and matching wall unit, also walk in larder cupboard. Radiator, double glazed window to the rear aspect, door to the w/c and additional utility space and glazed door to the conservatory.

Conservatory 8' 7" x 13' 6" (2.61m x 4.11m)

uPVC double glazed windows to three sides giving full view of rear garden and the countryside views. uPVC double glazed doors to both side aspects, wall mounted electric heater, spot lights and power points.

Shower Room 7' 0" x 8' 10" (2.13m x 2.70m)

Walk in shower unit with electric. White toilet and sink with white vanity unit and separate matching storage cupboard. Fully tiled walls, ceiling and wall lights, ladder radiator. uPVC double glazed obscured glass windows to the side aspect, splash back tiling to the walls and radiator.

Bedroom 1 13' 11" x 10' 4" (4.23m x 3.16m)

uPVC double glazed window to the rear aspect. Built in wardrobes, radiator, ceiling light with fan.

Bedroom 2 9' 6" x 10' 3" (2.89m x 3.13m)

uPVC double glazed window to the front aspect. Built in bedroom wardrobes. Carpet, ceiling light and radiator.

First Floor Landing

Double glazed Skylight window, built in storage cupboard with hanging rail and doors to bedrooms three and four.

Bedroom 3 10' 6" x 12' 4" (3.20m x 3.76m)

Two double glazed Skylight windows, carpet, radiator, ceiling light and television aerial point.

Bedroom 4 10' 5" x 5' 11" (3.18m x 1.81m)

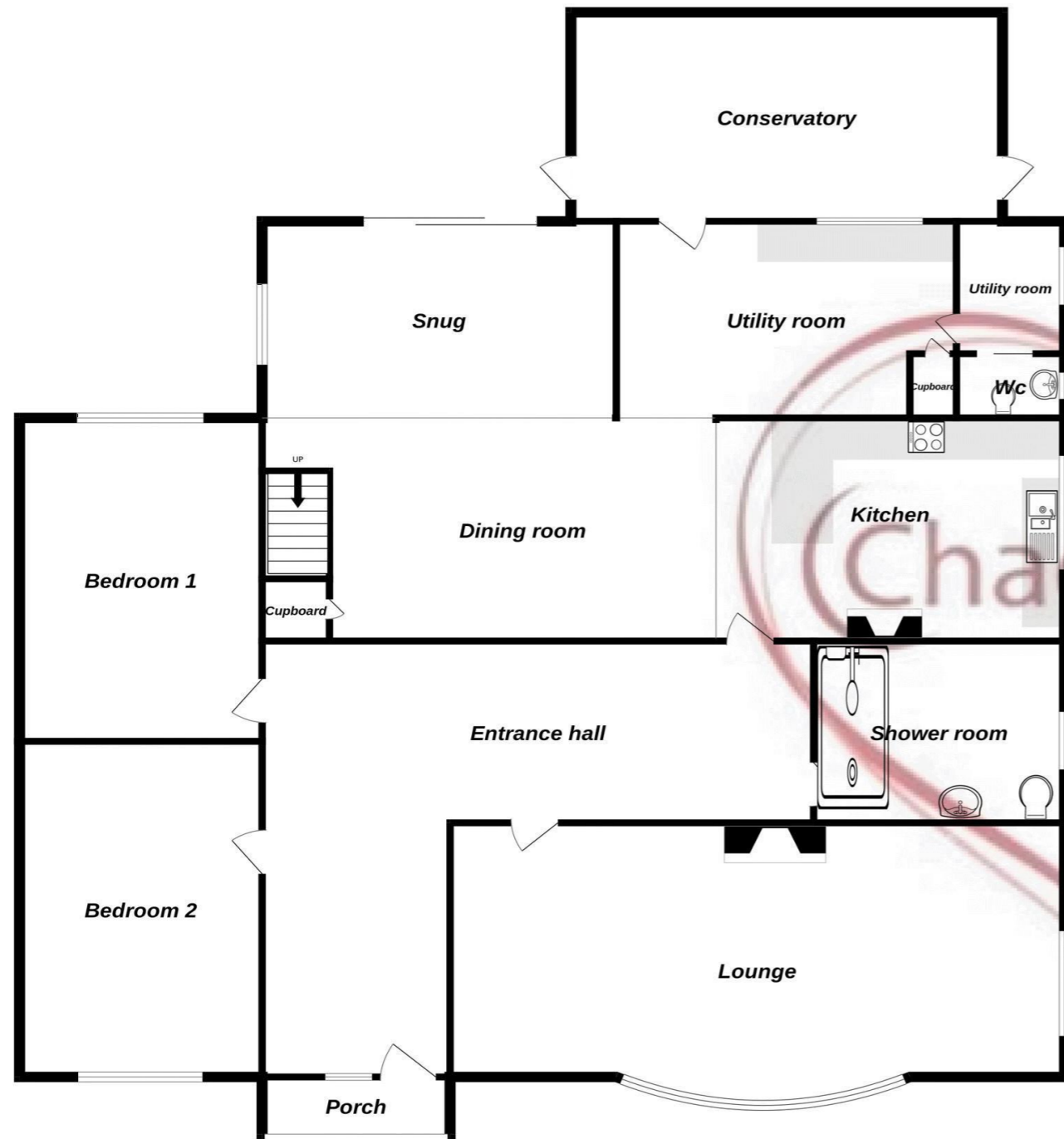
Skylight window, radiator, television aerial point, telephone point and door to the spacious storage area into the eaves. having power and lighting, shelving and housing the combi boiler.

Externally

To the front is an extensive driveway providing off road parking for several vehicles and giving access to the rear and to the garage. There is a block paved car standing space and a pathway to the front entrance door. The front garden is laid to lawn with boundary hedging. To the side of the property is a garden laid to lawn with mature stocked borders. To the rear of the property is a generous size rear garden laid to lawn with mature planting and trees, paved patio seating areas and graveled garden areas. The rear garden is enclosed by boundary fencing and backs onto open countryside.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



Dorma



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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