



*Kennedy Rise*

*Walesby*



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Offered with NO UPWARD CHAIN!!





*Kennedy Rise*





# *Welcome*

Offered with NO UPWARD CHAIN!! This Property is perfect for people who are looking for a project or something to make their own. Internally the property boasts a large living area, kitchen, utility space and shower room with the first floor having three bedrooms and a family bathroom. Externally the property sits on a good size plot giving plenty of space to both the front and rear with ample private parking including garage.



# Step inside...

## Entrance Hall

Double Glazed door leads to the entrance with a central heating radiator.

## Shower Room

Fitted with a wash hand basin and w.c. Central heating radiator, double glazed window and tiled floor.

## Lounge/Diner *22' 1" x 12' 11" (6.73m x 3.94m)*

Feature fire place with surround, two radiators, under stair storage plus double and secondary glazed windows and carpeted flooring.

## Kitchen *10' 3" x 7' 7" (3.12m x 2.31m)*

Fitted with a range of white wood wall and base units with complementary worktops and a sink and drainer. Integrated electric hob with an extractor above and an integrated electric oven, plumbing for a washing machine and space for a fridge. Double glazed window, central heating radiator and vinyl tiled flooring.

## Utility *7' 11" x 7' 7" (2.41m x 2.31m)*

Wall mounted boiler, fitted base units, space for a fridge freezer, a double secondary glazed window and vinyl tiled flooring.

## Landing

Double and secondary glazed window, loft access and carpeted flooring .

## Bedroom One *13' 7" x 9' 3" (4.14m x 2.82m)*

Double and secondary glazed window, radiator, light fixture and carpeted flooring.

## Bedroom Two *8' 11" x 8' 5" (2.72m x 2.57m)*

Double and secondary glazed window, Radiator, light Fixture and carpeted flooring.

## Bedroom Three *6' 9" x 6' 5" (2.06m x 1.96m)*

Double and secondary glazed window, radiator, light fixture and carpeted flooring.

## Bathroom

Fitted with a three piece suite, central heating radiator, tiled flooring, fully tiled walls and a double glazed window.

## Exterior

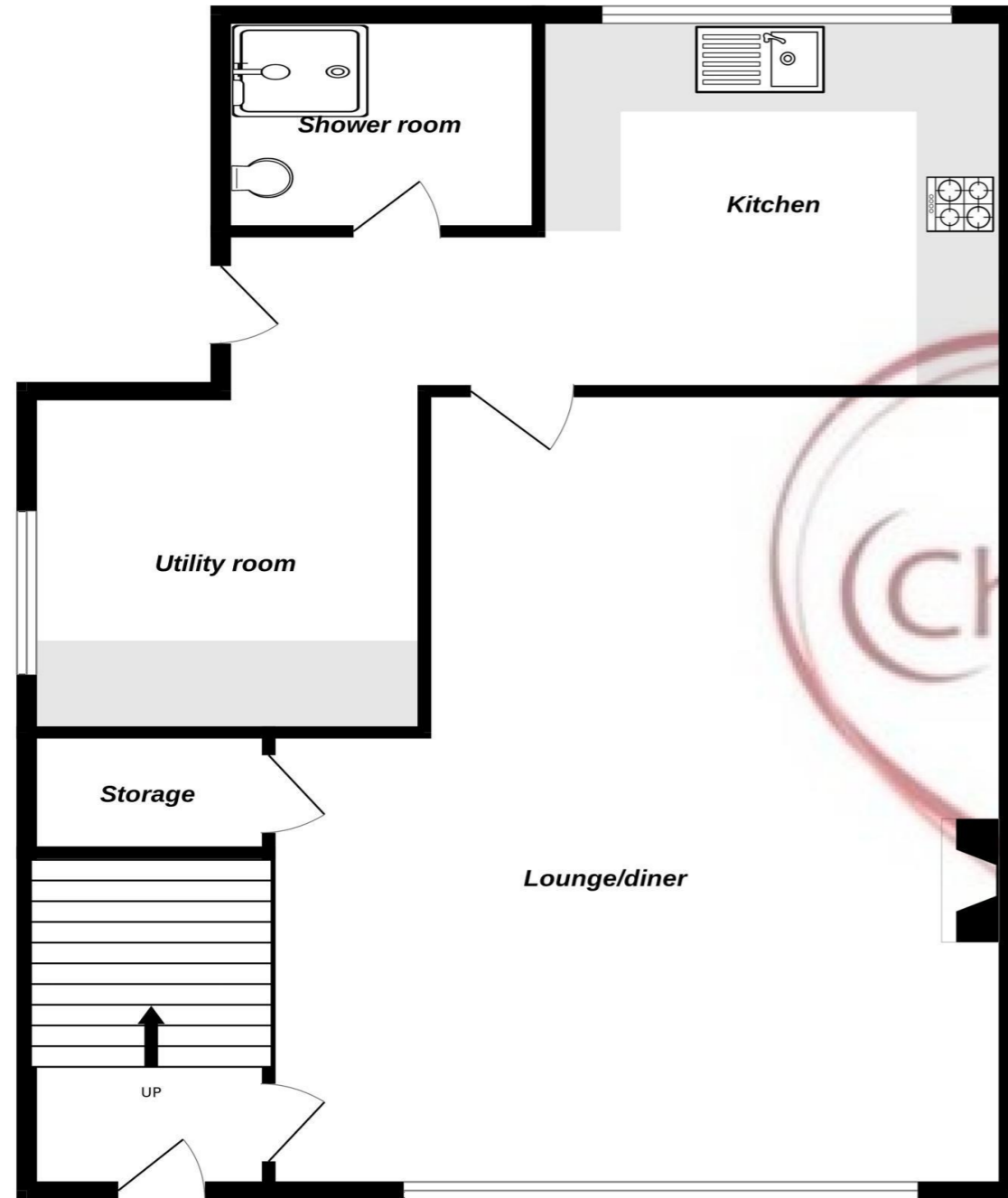
To the front is a lawned garden fronted by wall and fenced to the side. To the rear are lawned gardens with pebbled areas, a garden shed and greenhouse. The gardens are enclosed by fence and gated

## Garage *18' 6" x 9' 4" (5.64m x 2.84m)*

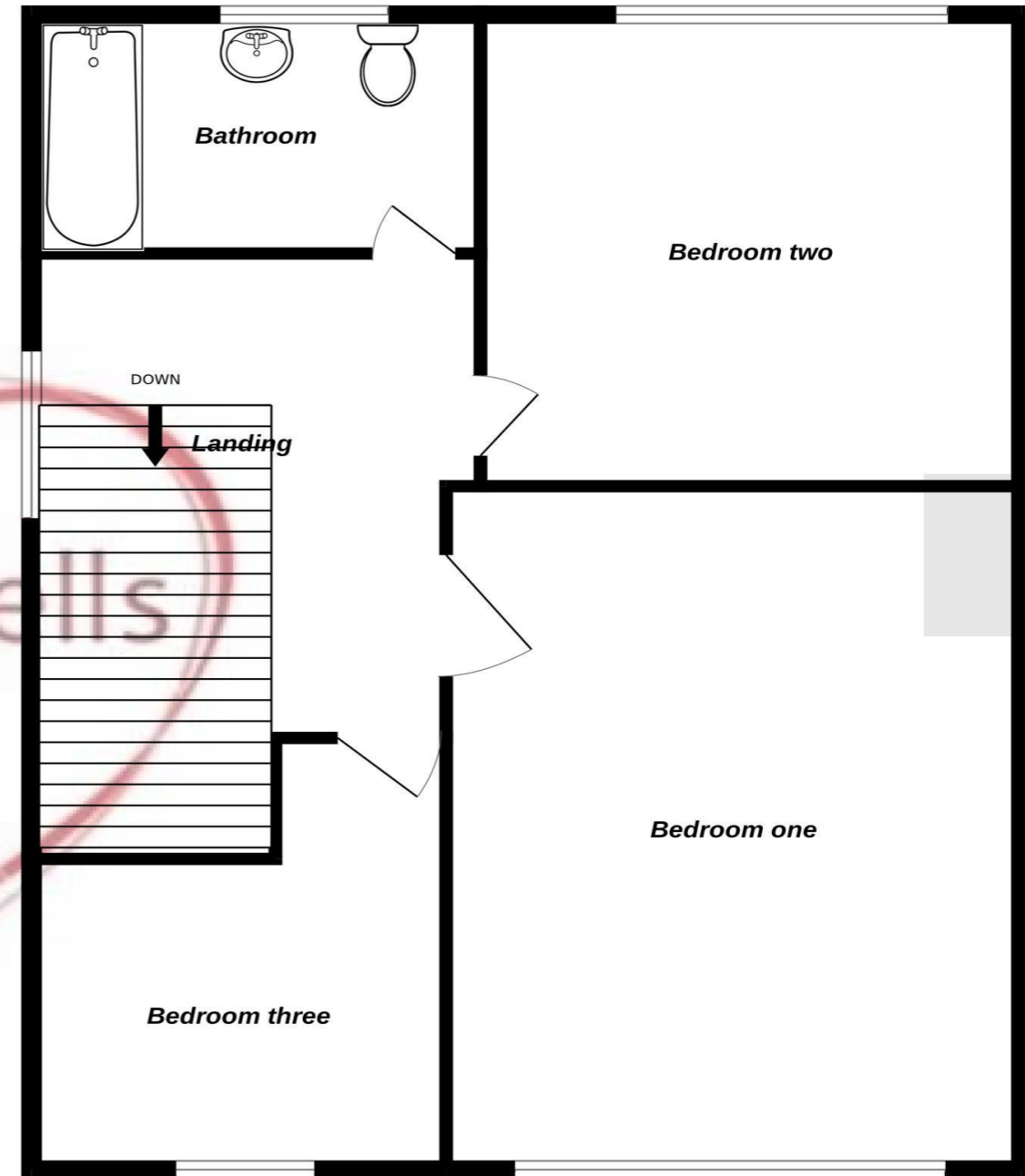
Accessed via an up and over door and entrance to the side. Had a new roof in 2023.



Ground Floor



1st Floor



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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The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

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