

EST 1770



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ACCOMMODATION

UPVC double glazed door leading into:

ENTRANCE PORCH

2' 10" x 6' 9" (0.88m x 2.07m) UPVC double glazed construction, wall light,



KITCHEN

9' 2" x 11' 6" (2.80m x 3.51m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, textured ceiling, centre strip light, floor standing Glow worm gas boiler, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, stainless steel sink with mixer tap, space for fridge freezer, gas cooker point, obscured door to the side elevation leading into:

UTILITY AREA

7' 0" x 13' 9" (2.15m x 4.21m) at the widest point UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, skimmed ceiling, centre light point, radiator, plumbing and space for washing machine, space for fridge/freezer. Door into:

SHOWER ROOM

3' 10" x 6' 10" (1.19m x 2.10m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, vinyl floor covering, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and medicine cabinet over, fully tiled shower enclosure with fitted Triton power shower over.

From the Utility Room into:

BEDROOM 4

7' 6" x 13' 4" (2.30m x 4.07m) UPVC double glazed window to the front elevation, skimmed ceiling, centre spotlight fitting, storage cupboard off housing electric consumer unit board, radiator, further storage cupboard off housing gas meter.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 4" x 6' 11" (2.25m x 2.11m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, access to loft space.

BEDROOM 1

11' 1" x 12' 9" (3.38m x 3.89m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, polished stripped floorboards.

BEDROOM 2

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, stripped floorboards, radiator.

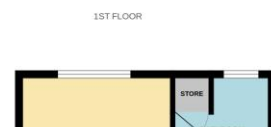
BEDROOM 3

7' 5" x 9' 8" (2.27m x 2.97m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, stripped polished floorboards.

FAMILY BATHROOM

6' 8" x 7' 4" (2.04m x 2.25m) Obscured UPVC double glazed window to the rear elevation





TENURE Freehold

SERVICES Mains Electric, Gas, Water and Drainage
3 Solar panels to heat the water

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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