



## The Drove

Nassington, PE8 6QP

Situated in this popular village in a quiet cul-de-sac position is this established 3 bedroom semi-detached home with a great sized garden and off road parking for two vehicles. The property is well presented throughout with good sized accommodation. Viewing a must!

£330,000

# The Drove

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- Beautifully Presented Semi Detached Home
- 3 Bedrooms & Family Bathroom
- With Purpose built Home Office
- Quiet Cul-De-Sac Position
- Kitchen Breakfast room
- Off Road Parking for 2 Vehicles
- 2 Reception Rooms
- Good Sized Rear Garden
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

## Living Room

10'2" x 17'7" (3.10m x 5.36m)

## Garden Room

14'5" x 11'4" (4.39m x 3.45m)

## Kitchen Breakfast Room

14'5" x 10'4" (4.39m x 3.15m)

## Utility

7'8" x 6'11" (2.34m x 2.11m)

## WC

4'6" x 3'1" (1.37m x 0.94m)

## Landing

## Bedroom 1

12'9" x 11'8" (3.89m x 3.56m)

## Bedroom 2

11'10" x 11'9" (3.61m x 3.58m)

## Bedroom 3

10'6" x 7'6" (3.20m x 2.29m)

## Family Bathroom

8'2" x 5'6" (2.49m x 1.68m)

## Driveway Parking for 2 Vehicles

## Garden/Home Office

12'0" x 7'0" (3.66m x 2.13m)



## Directions

Please use the following postcode for Sat Nav guidance - PE8 6QP





# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 452 sq.ft. FLOOR 2 437 sq.ft.  
 EXCLUDED AREAS : GARDEN ROOM 163 sq.ft.  
 TOTAL : 889 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</b>
(55-68) <b>D</b>	<b>58</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	