

25 Welland Avenue, Gartree, LE16 7RN



£230,000

A substantial family home of over 1,100 square feet, well located in an established area near the edge of open countryside. The double glazed and gas centrally heated accommodation comprises: Porch, entrance hall, lounge, kitchen, dining room, side access/utility, downstairs WC, landing, three double bedrooms and a family bathroom.

A particular feature is the large and well stocked rear garden, The property is offered with the benefit of no upward chain.

Service without compromise

Entrance Porch 7'6" x 3'6" (2.29m x 1.07m)

Double-glazed windows to front and side elevation. Double-glazed front door. Opaque glazed door to entrance hall.

Entrance Hall



Stairs rise into the first floor with understairs shelved storage cupboard. Telephone point. Radiator. Sliding door to kitchen. Door to lounge.

(Entrance Hall Photo Two)



Lounge 13'1" x 12'5" (3.99m x 3.78m)



Double-glazed window to front elevation. Radiator. Feature stone constructed fireplace incorporating coal affect fitted gas fire. Television point.

(Lounge Photo Two)



(Lounge Photo Three)



Dining Room 11'4" x 9'1" (3.45m x 2.77m)



Sliding double-glazed patio doors leading outside. Radiator.

(Dining Room Photo Two)



Kitchen 9'11" x 9'1" (3.02m x 2.77m)



Double-glazed window to rear elevation. Laminated work surfaces with complimentary tiled splash backs. Single sink and drainer. Space and plumbing for automatic washing machine. Fitted double oven and four ring gas hob. Radiator. Fitted base and wall units. Archway to the dining room. Door to side access/utility.

(Kitchen Photo Two)



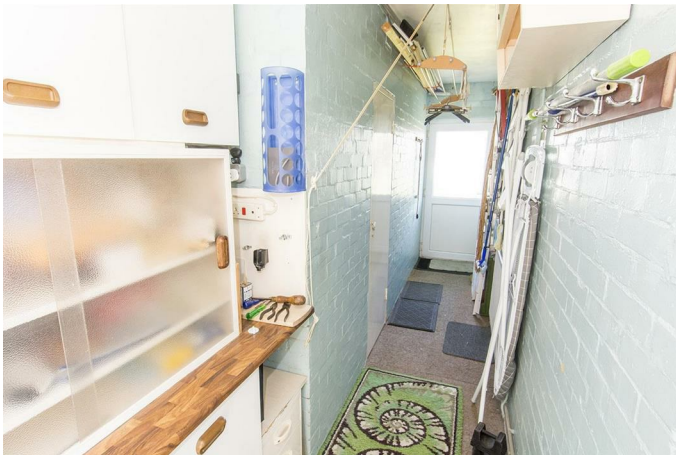
(Kitchen Photo Three)



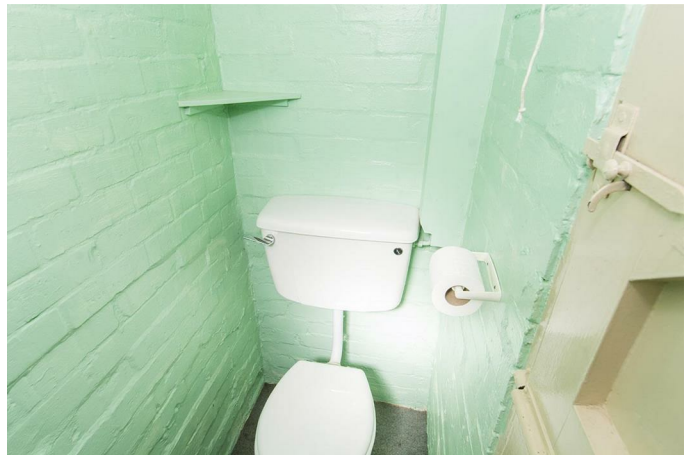
(Side Access/Utility Photo Two)



Side Access



W/C



Opaque double-glazed door to the front. Radiator. Shelled metre cupboard. Opaque double-glazed doors to the rear garden. Door to W/C.

Low level W/C.

First Floor Landing



Double-glazed window to the front elevation. Loft access with fitted pull down ladder hatch. Double doors to a fitted linen cupboard. Doors to rooms.

Bedroom One 12'7" x 10'0" (3.84m x 3.05m)



Double-glazed window to front elevation. Radiator.

(Bedroom One Photo Two)



Bedroom Two 12'10" x 9'2" (3.91m x 2.79m)



Double-glazed window to rear elevation. Radiator. Shelved wardrobe. Airing cupboard housing combination gas fired central heating boiler.

(Bedroom Two Photo Two)



Bedroom Three 9'0" x 9'4" (2.74m x 2.84m)



Double-glazed window to front elevation. Radiator. Fitted single wardrobe.

(Bedroom Three Photo Two)



Bathroom



Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level W/C. Opaque double-glazed window. Radiator. Complimentary tiling.

(Bathroom Photo Two)



Rear Garden



The rear garden is of a good size and offers a good degree of privacy. Paved patio area leads to timber store. Two further timber garden stores. Lawned area. Apple trees. Enclosed by timber lap fencing.

(Rear Garden Photo Two)



(Rear Garden Photo Three)



(Rear Garden Photo Four)



(Rear Garden Photo Five)



Rear Aspect

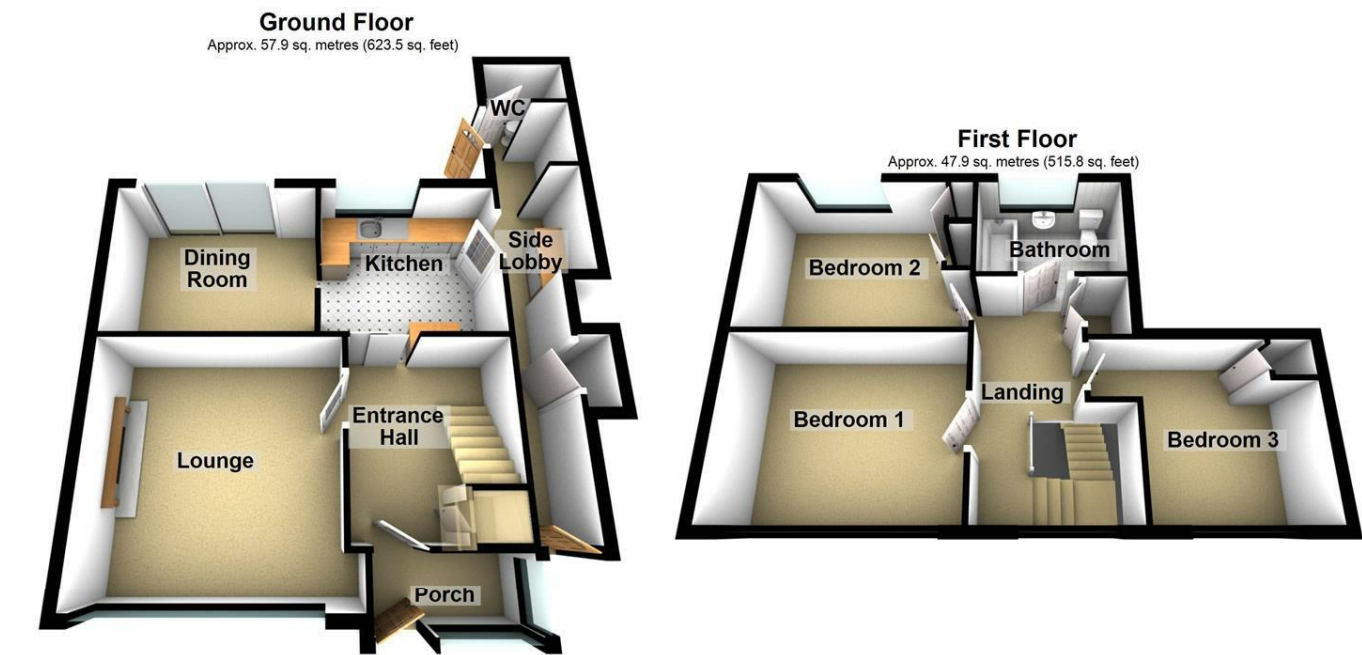


Front



To the front of the property is a tarmacked parking area.
Lawn. Hedged lawn area.

Floor Plan

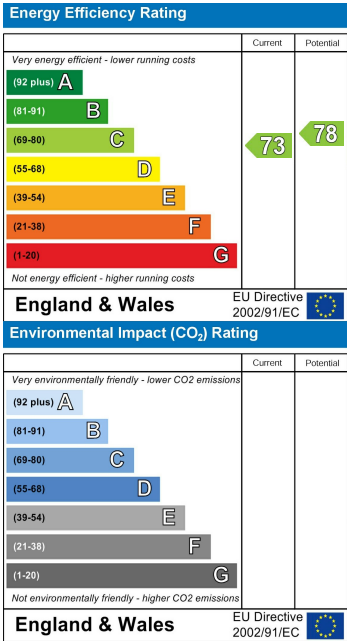


Total area: approx. 105.8 sq. metres (1139.3 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise