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Washington Drive, Newtoft



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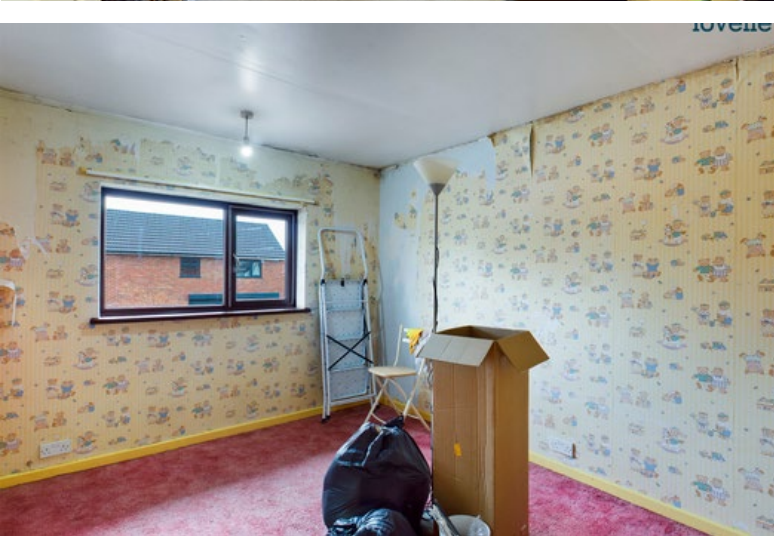
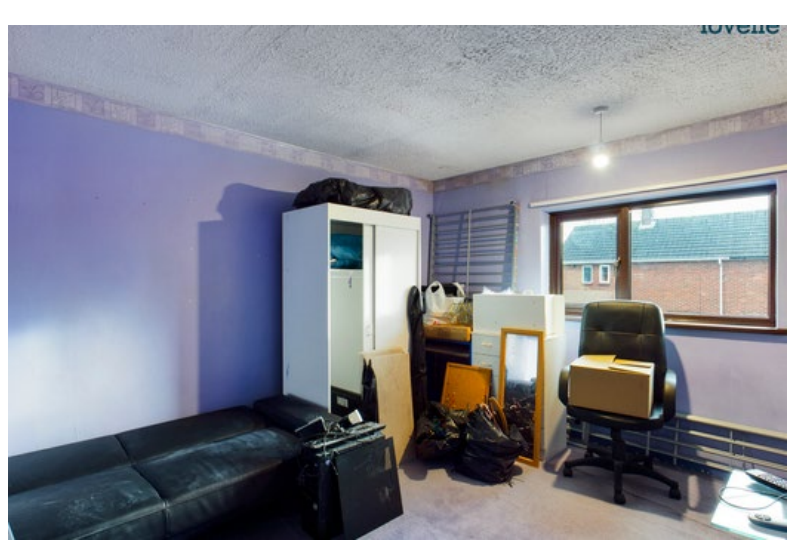
£130,000



3 BED TERRACED HOUSE, WOLDS VILLAGE, GENEROUS PLOT We are delighted to offer for sale this spacious terraced house. Briefly comprising porch, entrance hall, lounge, kitchen, dining room, 3 bedrooms and bathroom. Generous gardens front & rear
PERFECT FIRST TIME BUY OR INVESTMENT

Key Features

- Spacious Terraced House
- Wolds Village Location
- Larger Than Average Plot
- Entrance Hall, Lounge
- Kitchen, Dining Room
- 3 Bedrooms, Bathroom
- EPC rating E
- Tenure: Freehold



Situation

Newtoft is a charming rural hamlet which lies just 4.9 miles from Market Rasen & 13.7 miles from Lincoln. Newtoft further benefits from transport links to Faldingworth Primary School, De Aston Secondary School and Normanby By Spital primary school. Newtoft also has a Social Hall which holds a range of activities including a regular toddler group and is also available for private hire, the local park also provides regulars football matches for the local clubs.

Porch

1.77m x 0.9m (5'10" x 3'0")

uPVC front entrance door, adjoining side screen and laminate flooring

Entrance Hall

1.9m x 3.37m (6'2" x 11'1")

double glazed entrance door, double glazed window to front aspect, electric storage heater and stairs to first floor accommodation

Lounge

3m x 5.74m (9'10" x 18'10")

double glazed window to front aspect, electric storage heater, feature fire place and double glazed double doors to rear aspect

Dining Room

2.26m x 2.95m (7'5" x 9'8")

double glazed window to front aspect

Kitchen

4.32m x 2.67m (14'2" x 8'10")

a range of wall and base units, space and plumbing for washing machine, sink unit, space for fridge freezer, tiled splash backs, laminate flooring, double glazed window to rear aspect and glazed door to rear

Utility Room

Landing

roof void access, electric storage heater and airing cupboard

Bedroom 1

3.31m x 3.84m (10'11" x 12'7")

double glazed window to front aspect, panel heater and storage cupboard

Bedroom 2

3.03m x 3.32m (9'11" x 10'11")

double glazed window to front aspect and storage cupboard

Bedroom 3

2.77m x 2.33m (9'1" x 7'7")

double glazed window to rear aspect and storage cupboard

WC / Cloakroom

1.5m x 0.8m (4'11" x 2'7")

low level WC, double glazed window to rear aspect and laminate floor

Bathroom

2.26m x 1.78m (7'5" x 5'10")

panelled bath unit, wash hand basin, tiled splash backs and double glazed window to rear aspect

Gardens

the property benefits from gardens to both front and rear. The front garden is mostly laid to lawn with pathway to entrance. the rear garden is a generous size, with paved patio area, planted borders and beds.

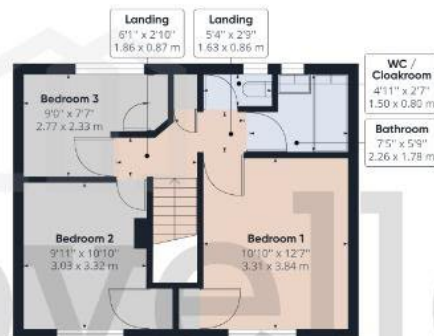
Agents Notes

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Ground Floor - Building 1



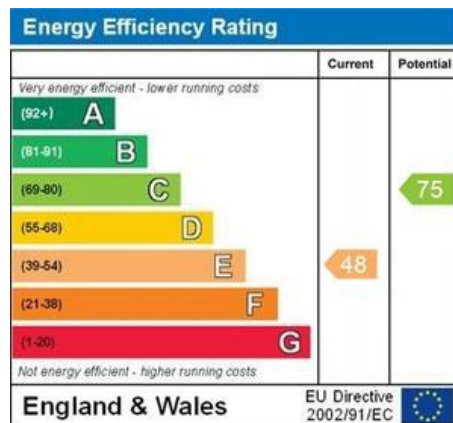
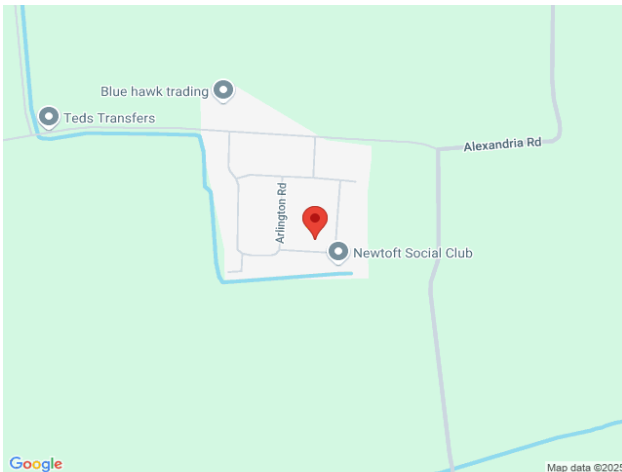
Approximate total area⁽¹⁾
877.12 ft²
81.49 m²

Reduced headroom
9.68 ft²
0.90 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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