

ESTATE AGENT / RESIDENTIAL LETTINGS & MANAGEMENT **INSURANCE CONSULTANTS** 

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> > Established 1978



# **Kellington Lane**

Eggborough, DN14 0LB

£240,000









\*\*\*PRICED TO SELL - 3 BEDROOMS - £240,000\*\*\*

Enjoying an edge of village location overlooking open fields and with NO UPWARD CHAIN, this three bedroomed detached bungalow benefits from off-road parking for several vehicles plus a garage, bathroom plus a 'wet room', gas central heating, UPVC double glazing, conservatory and gardens to front and rear. Call TODAY to arrange a viewing!



#### **Entrance**

UPVC double glazed side door into;

# T-shaped Hall 13'5" x 10'10" (4.11m x 3.32m)

Central heating radiator. Loft access. Store cupboard plumbed for washer.

# Kitchen 10'3" x 8'5" (3.14m x 2.57m)

UPVC double glazed side window. Fully fitted kitchen comprising; wall and base units with worktop surfaces and splashbacks, fitted oven, hob and extractor above sink unit and drainer with mixer tap.

# Lounge/Diner 15'6" x 11'6" (lounge) and 10'8" x 8'2" (dining) (4.73m x 3.53m (lounge) and 3.26m x 2.51m (dining))

UPVC double glazed bay front lounge window. UPVC double glazed dining room window. Two central heating radiators. Fireplace surround with tiled inset and hearth and fitted electric fire.

# Bathroom 8'7" x 6'3" (2.62m x 1.92m)

L-shaped room. UPVC double glazed side window. Corner bath, WC and wash hand basin. Tiled floor. Half tiled walls. Central heating radiator.

# Bedroom 3 - side 10'0" x 6'9" (3.06m x 2.07m)

UPVC double glazed side window. Central heating radiator.

# Bedroom 1 - rear 15'11" x 12'6" (4.87m x 3.82m)

Fitted wardrobes to one wall (measurements include these).

#### Wet-room 6'1" x 4'9" (1.86m x 1.47m)

Shower. WC. Wash hand basin. Fully tiled walls. UPVC double glazed side window.

# Bedroom 2 - rear 13'2" x 8'10" (4.03m x 2.71m)

Central heating radiator. UPVC double glazed double doors to;

# Conservatory 8'11" x 9'3" (2.73m x 2.82m)

UPVC double glazed conservatory/sun room with polycarbonate roof.

#### Outside - front

Lawned front garden. Driveway leading to brick built detached garage with tiled roof and up-and-over door.

## Outside - rear

Steps from conservatory. Lawned rear garden with mature trees and fence surround.

We have been informed that the Tenure of this property is Freehold.

Council Tax Band C (Information obtained from DirectGov website)

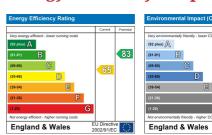
# Area Map



# Floor Plans



# **Energy Efficiency Graph**



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