



Bakersfield, Wrawby



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£280,000



## Key Features

- NO ONWARD CHAIN
- RARELY AVAILABLE LOCATION
- 6.17 M LOUNGE
- GARDEN ROOM
- STYLISH KITCHEN
- 3 CAR PARKING
- EPC RATING TBC
- FREEHOLD





Discreetly situated in a sought after residential area this well presented detached bungalow offers well proportioned and flexible accommodation with secure rear gardens. A central hall leads to the forward facing lounge which has ample space to allow for a dining suite if required whilst the well appointed kitchen is ideal for more informal socialising. There is fitted furniture to 2 of the bedrooms whilst the remaining double bedroom opens to a garden room which in turn leads to the gardens and could easily become either a second sitting room or workspace if required. A fully tiled shower room completes the home. There are gardens to 3 sides of the property together with generous driveway parking and an attached garage to ensure a warm welcome to those inevitable guests.

The property is offered with the benefit of no onward chain .

#### ENTRANCE

A recessed and lit entrance with Pvcu door opens to the hall with coving, decorative box arch and wall plaques, airing cupboard.

#### LOUNGE 6.17m x 3.62m (20'2" x 11'11")

A generous dual aspect room with oriel bay to the front and additional window to the side aspect. The room has ample space for a dining table and there is a feature electric fire set in a timber surround together with 2 radiators, coving and central arch with decorative plasterwork. Max measurements.

#### BREAKFAST KITCHEN 2.84m x 3.9m (9'4" x 12'10")

Ideal for everyday socialising and well appointed with a range of high and low white fronted units with complementary worktops and contrasting tiled splash areas. The room includes a ceramic sink unit, space for both a dishwasher and automatic washing machine, integrated fridge and freezer, built in oven with stores over and under, electric hob with extractor over, radiator and breakfast bar.



#### BEDROOM 1 4.31m x 3.03m (14'1" x 9'11")

A rear facing double room with walk in square bay to the rear, radiator and a range of fitted furniture to include wardrobes, dressing table and bedside drawer units.

#### BEDROOM 2 3.48m x 2.69m (11'5" x 8'10")

A rear facing double room with radiator, coving, display shelving and French doors to the garden room.

#### GARDEN ROOM 2.41m x 2.71m (7'11" x 8'11")

Enjoying views and access to the enclosed rear garden and comprising of double glazed windows over brick plinths with terrazzo style flooring, electric heater, solid roof and doors to the garden.

#### BEDROOM 3 3.26m x 2.29m (10'8" x 7'6")

A side facing room with radiator and a good range of fitted furniture to include wardrobes, drawers, dressing table and bedhead cupboards. Access to the roof space.

#### BATHROOM 2.98m x 1.7m (9'10" x 5'7")

A fully tiled room with suite in white to include a vanity wash hand basin, close coupled wc, wide glazed and tiled shower enclosure, radiator, spot lighting and coving.

#### OUTSIDE

The property is discreetly situated in a small cul de sac and is fronted by a neat lawn with shrub borders and a trellis and arch opens to a further side lawn. A 3 car concrete driveway leads to the attached garage with electric door and rear personnel door to the garden. The rear is enclosed and again features a lawn with inset shrubs.

#### TENURE

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

#### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective



purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







