



3 The Nurseries Asselby DN14 7GB

Reduced £295,000

FREEHOLD

A fantastic opportunity to acquire this spacious detached bungalow situated on a private lane within the peaceful village of Asselby. The property briefly comprises, kitchen, living room, conservatory, three bedrooms and a house bathroom measuring in total at approximately 1000 sq ft. Outside the property benefits from a single garage, off-street parking and front and rear gardens. The property is getting ready for some internal updating in areas, however offers lots of scope and potential. No onward chain.

EPC: D



- Detached bungalow
- Large sitting room
- Sizeable kitchen
- Three double bedrooms
- House bathroom

Entrance Hall

One central heating radiator.

Living Room

Feature fireplace with timber surround and electric fire. One central heating radiator.

Kitchen

A comprehensive range of cream base and wall units with wood effect laminate work tops and half tiled walls. The units incorporate a one and half bowl single drainer stainless steel sink and a four ring gas hob. Housing unit containing an electric oven and grill. There is also an integrated fridge, freezer and dishwasher. Tiled flooring. Rear access door. One central heating radiator.

Conservatory

Tiled flooring. Double doors leading out to the rear garden.

Bathroom

White suite comprising a bath with mains shower over, a vanity wash hand basin with storage cupboard below and a low flush w.c. The bathroom walls are fully tiled. One central heating radiator. Extractor fan.

Bedroom Three

To the front elevation. One central heating radiator.

Bedroom Two

To the rear elevation. One central heating radiator.

Bedroom One

To the front elevation. Loft access.

OUTSIDE

To the front of the property there is a block paved driveway leading down the side of the property to the garage, providing ample parking. The front garden is laid to lawn with mature shrub borders and benefits from a walled boundary.

To the rear the garden is also predominately laid to lawn and is fully enclosed with a patio area and shrub borders. The property also benefits from a single garage and drive.

FURTHER INFORMATION

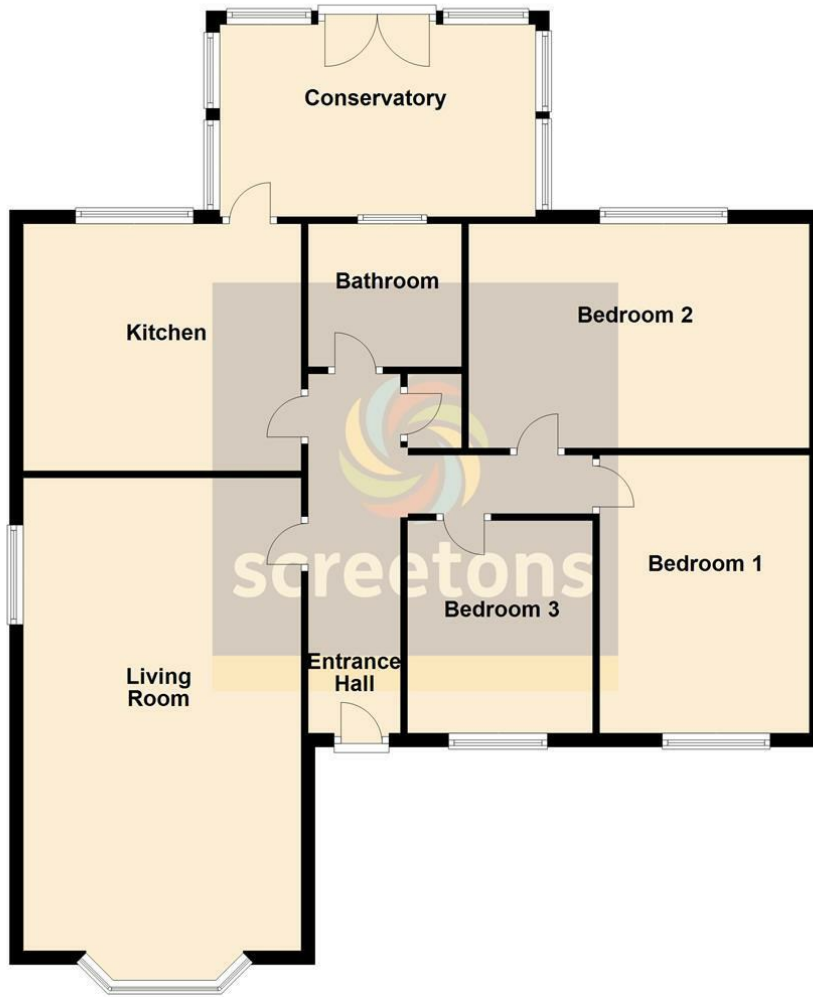
Please note the removal of foul drainage is via a sewerage treatment plant which is located in the rear garden.



- Enclosed front and rear gardens
- Single garage and driveway
- Peaceful village location
- No onward chain
- Measures approximately 1000 sq ft



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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