



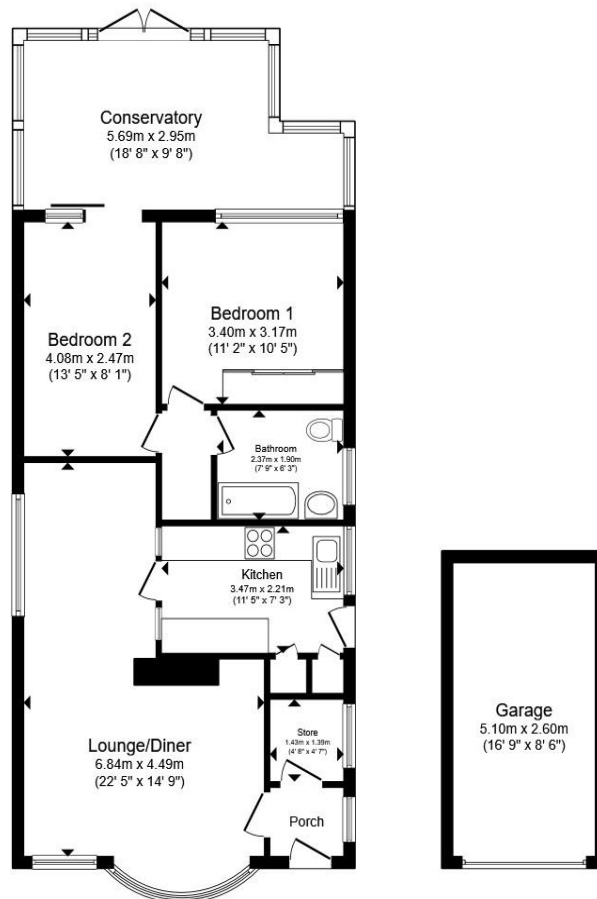
**Fontwell Drive, MEXBOROUGH S64 0BH**

**welcome to**

**Fontwell Drive, MEXBOROUGH**

LIVE WELL AT FONTWELL! This charming 2-bed detached bungalow sits in a delightful cul-de-sac on The Manor Estate. Spacious lounge/diner, kitchen & conservatory open to delightful gardens. With a driveway, garage & shed to boot. Close proximity to shops, transport & walks. NO CHAIN - CALL NOW!





**Floor Plan**

**Garage**

Total floor area 97.1 m<sup>2</sup> (1,045 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Entrance Hallway

## Lounge/Diner

14' 8" x 22' 5" max ( 4.47m x 6.83m max )

## Kitchen

7' 2" x 11' 11" ( 2.18m x 3.63m )

## Bedroom One

11' 2" x 10' 3" into door ( 3.40m x 3.12m into door )

## Bedroom Two

8' 2" x 13' 4" ( 2.49m x 4.06m )

## Conservatory

10' 1" x 19' into recess ( 3.07m x 5.79m into recess )

## Bathroom

7' 9" x 5' 11" ( 2.36m x 1.80m )

## Exterior

## Garage

**welcome to**

## **Fontwell Drive, MEXBOROUGH**

- 2 bedroom detached bungalow. EPC E. Council Tax C
- Desirable cul-de-sac position
- Highly regarded area of 'The Manor' Estate - excellently placed for local amenities, shops, transport links & Scenic country walks
- Spacious throughout - lounge/diner, kitchen, conservatory
- Driveway & garage

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119387](http://williamhbrown.co.uk/Property/MXB119387)



Property Ref:  
MXB119387 - 0002

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