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28 Bell Lane, Fosdyke PE20 2BS

£175,000

BELVOIR!



Key Features

- > LINK DETACHED HOME
- > TWO BEDROOMS
- > FITTED KITCHEN
- > NIGHT STORAGE HEATERS
- > PARKING AND GARAGE
- > GENEROUS REAR GARDEN
- > Tenure: Freehold
- > EPC rating E

This well-presented link detached house provides a practical and comfortable living environment, offering an appealing balance between functionality and space. Benefitting from a freehold tenure, the property comprises two bedrooms and one bathroom, providing ample accommodation suitable for a variety of purchasers. A large rear garden offers attractive outdoor space for leisure or gardening, while a garage and parking facilities further enhance the usability of the home.

The internal arrangement features lounge and fitted kitchen provides good workspace and storage, complemented by uPVC double glazed windows which promote energy efficiency and a quieter atmosphere. Additional features include a rear lobby, lending further convenience to access and storage.

The bathroom is thoughtfully designed, offering appropriate facilities for daily use. The inclusion of two bedrooms affords options for family life, guest accommodation, or home working, allowing the property to respond well to evolving needs. Presented in a popular village location, this home successfully blends comfort with accessibility.

Local area

Fosdyke is a well-regarded village that combines the advantages of rural living with proximity to essential amenities. Residents benefit from local community services, available shops and access to a tranquil countryside environment. The area is particularly known for its welcoming atmosphere and sense of community, making it a suitable choice for those seeking a quieter lifestyle within reach of broader facilities. Connectivity to surrounding towns and transport links ensures convenience for daily travel and commuting.



ENTRANCE

Storm porch over part glazed door.

LOUNGE

16'3" x 11'10" (5m x 3.6m)

UPVC double glazed window to the front elevation, two storage heaters, open fireplace with brick surround, stairs to first floor landing.

REAR LOBBY

8'8" x 5'11" (2.6m x 1.8m)

UPVC double glazed door to the rear elevation, storage cupboard, storage heater. (maximum measurement into door recess)

KITCHEN

9'11" x 8'8" (3m x 2.6m)

UPVC double glazed window to the rear elevation, fitted base and wall units, sink unit with mixer taps over, built in oven, hob and hood, space for washing machine and space for refrigerator, tiled floor.

LANDING

UPVC double glazed window to the rear elevation, airing cupboard housing hot water tank, storage heater, access to loft space.





BEDROOM 1

15'7" x 8'5" (4.7m x 2.6m)

UPVC double glazed window to the front elevation, storage heater.

BEDROOM 2

9'8" x 7'9" (2.9m x 2.4m)

UPVC double glazed window to the front elevation, storage heater, hanging recess.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with screen and shower over.

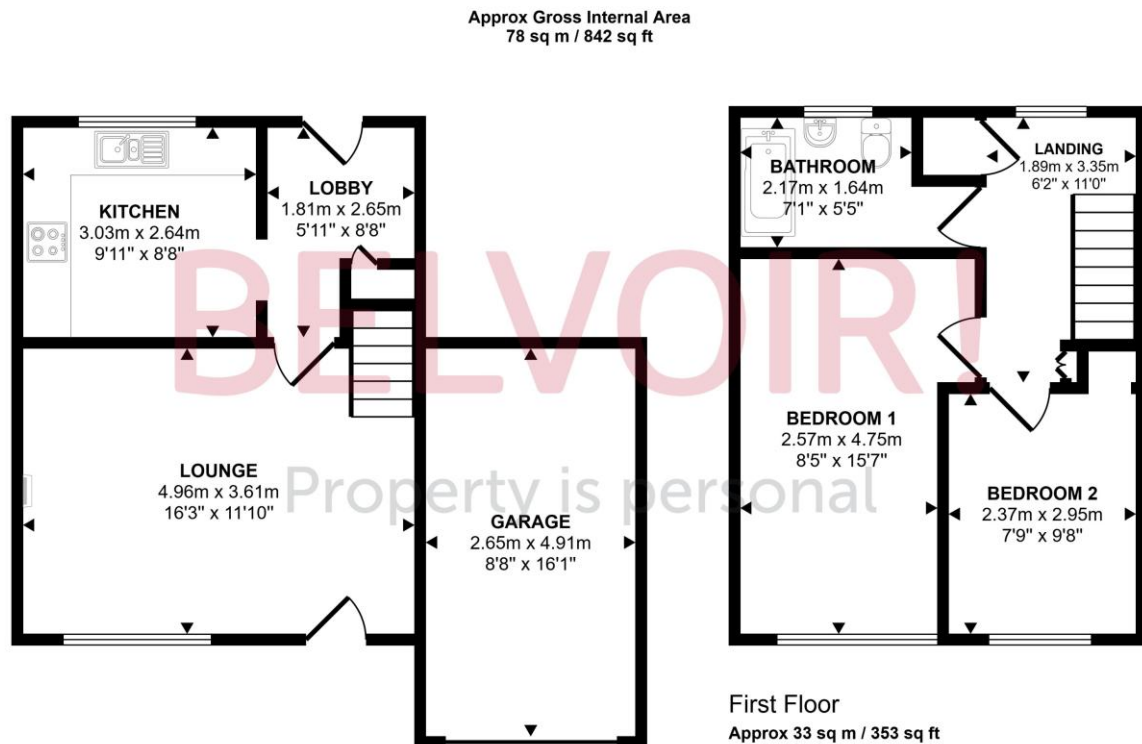
EXTERNALLY

FRONT: Drive leading to single garage. Front garden laid to lawn, side access to rear garden.

REAR GARDEN: Generous mature rear garden, land and feature shrubs, hedging, standing for storage shed.



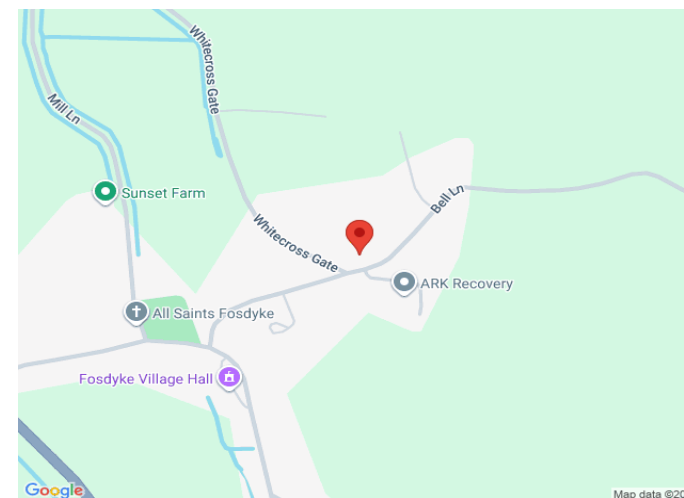




Ground Floor
Approx 45 sq m / 489 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A	46 E	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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