Newton Fallowell Market Deeping
£305,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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8 Rembrandt Way

Spalding

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well presented detached bungalow
- Versatile accomodation
- Open plan kitchen/Diner
- Conservatory
- Generous Frontage
- Parking for multiple vehicles
- Ample space for caravan
- Viewing essential

Entrance Hall
Part double glazed door to the front, radiator, access to loft, wood effect flooring. Doors to:

Lounge
20' 3" x 11' 10" (6.17m x 3.61m)
PVCu double glazed bay window to the front, radiator, electric fireplace set in ornate surround.

Kitchen
15' 11" x 8' 10" (4.85m x 2.69m)
Fitted with a range of base and eye level units with work top space over, 1 1/2 bowl sink with mixer tap, Range style electric cooker with extractor hood over, integrated fridge freezer. PVCu double glazed window to the front, PVCu double glazed French doors to rear garden. Open plan to:

Dining Room
11' 10" x 9' 10" (3.61m x 3.00m)
PVCu double glazed sliding patio doors to conservatory, radiator. Open plan to the kitchen.

Conservatory
12' 4" x 9' 9" (3.76m x 2.97m)
Half brick and PVCu double glazed construction with polycarbonate roof, radiator, power points. PVCu double glazed French doors opening to decked seating area.

Utility / Bedroom 3
10' 11" x 8' 3" (3.33m x 2.51m)
This versatile room would make a comfortable bedroom with an en-suite bathroom attached. The current vendor is utilising the room as a utility and extra storage. With PVCu double glazed window to the rear, radiator. Door to:

Bathroom
Comprising of a bath with hand held shower over, vanity unit with sink and close coupled WC, heated towel rail, half height wall tiling. PVCu double glazed window to the front.

Bedroom 1
11' 10" x 9' 11" (3.61m x 3.02m)
PVCu double glazed window to the rear, fitted wardrobe with sliding door, radiator.

Bedroom 2
10' 10" x 9' 11" (3.30m x 3.02m)
PVCu double glazed window to the side, wall of fitted wardrobes with mirrored siding doors, radiator.

Shower Room
Comprising of a double shower with rain head and hand held shower, vanity unit with sink and close coupled WC, heated towel rail, PVCu double glazed window to the side.

Anti-Money Laundering Requirements
By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Coadjute, and is non-refundable.

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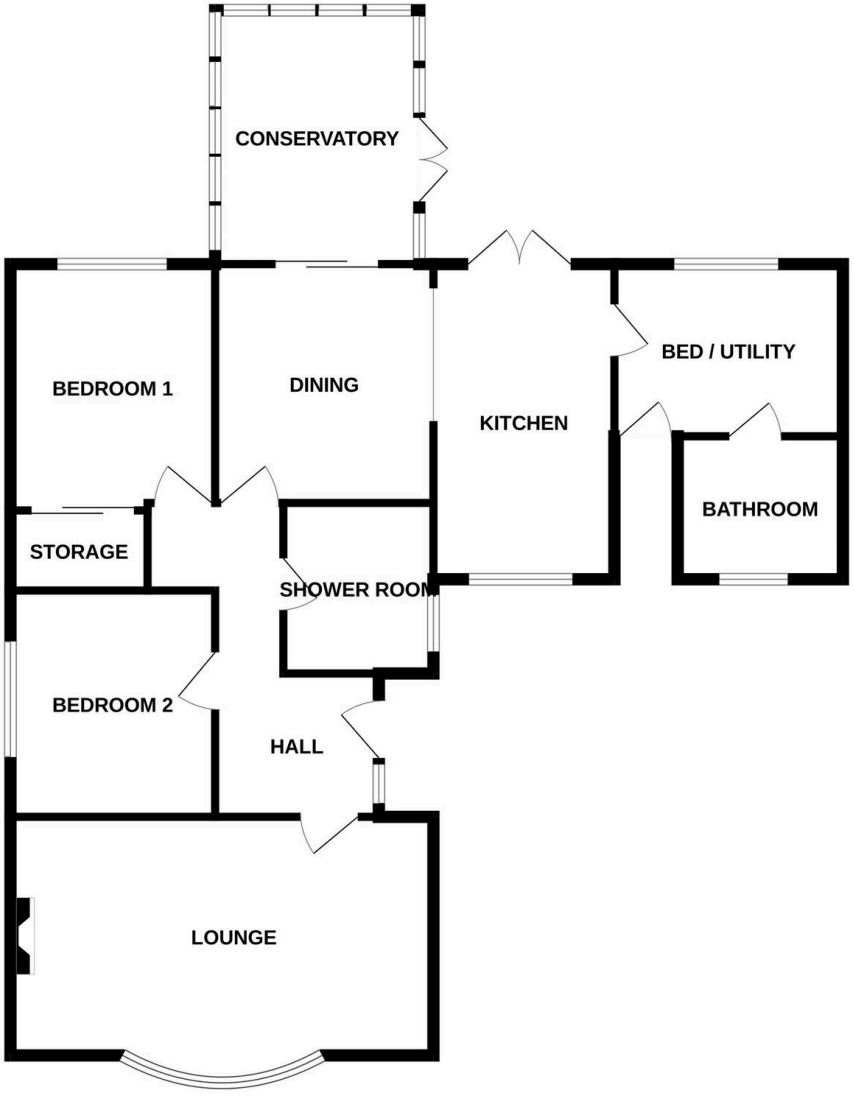
Outside
To the front of the property there is a well kept lawn and a large block paved driveway providing parking for multiple vehicles. There is double gated access to the side of the property where there is a further block paved area with space for a caravan. The rear garden offers plenty of privacy and is mainly laid to lawn with patio and decked seating areas and mature borders.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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