





STUNNING HOME THAT HAS BEEN MUCH IMPROVED AND YOU WILL FALL IN LOVE WITH THE GARDEN. This delightful home offers a peaceful retreat surrounded by mature trees and simply must be seen to be fully appreciated. The property has been modernised throughout with stylish decor and beautiful modern fixtures and fittings. A spacious three bedroom detached home that briefly comprises of entrance hall, living room with feature log burner, kitchen/breakfast area with pantry, side entrance area, inner hallway, three lovely bedrooms, beautiful bathroom, integral single garage, front garden, driveway provides off street parking and a garden with the WOW factor. A MUST SEE IN ARKSEY.



ENTRANCE HALL

4' 6" x 6' 11" (1.38m x 2.13m) This delightful home is accessed via the side facing double glazed frosted door to the entrance hall, front facing double glazed window, two side facing double glazed frosted windows, tiled flooring and door to the lounge.

LIVING ROOM

14' 10" x 13' 8" (4.53m x 4.19m) Fabulous cosy reception space with feature log burner, front facing double glazed window, wood flooring, radiator and a ceiling fan.

KITCHEN/BREAKFAST ROOM

11' 10" x 11' 8" (3.61m x 3.58m) Superb kitchen with rear facing double glazed window, central storage breakfast bar, a range of curved edge fitted kitchen cabinetry, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, plumbing for a washing machine, partially tiled walls, vertical radiator ceiling fan, pantry/storage cupboard and door to the living room/side entrance area.

SIDE ENTRANCE

4' 0" x 3' 9" (1.23m x 1.16m) Side facing double glazed frosted door to the entrance area, door to the garage, door to the kitchen and tiled flooring.

INNER HALLWAY

6' 5" x 3' 7" (1.97m x 1.10m) Providing access to the bedrooms/bathroom, wood flooring and loft access point.

BEDROOM

11' 10" x 13' 8" (3.61m x 4.17m) Fantastic double bedroom with front facing double glazed window, radiator, wood flooring and fitted wardrobes/drawers.

BEDROOM

8' 3" x 11' 10" (2.53m x 3.62m) Further spacious double bedroom enjoying views over the rear garden via the rear facing double glazed window, radiator and wood flooring.



BEDROOM

7' 11" x 11' 9" (2.43m x 3.60m) The third bedroom is currently utilised as a sitting room but could also be a bedroom with rear facing double glazed French doors to the garden, wood flooring and a radiator.







BATHROOM

6' 2" x 7' 7" (1.89m x 2.33m) Beautiful bathroom with white three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail mounted above, shower attachment, tiled flooring, heated towel radiator, boiler cupboard and a rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Double gates lead to a gravelled/concrete driveway providing off street parking, lawned area with gravel beds, fence enclosure and side access to the rear garden via a gate.

INTEGRAL GARAGE

8' 1" x 17' 5" (2.48m x 5.31m) Benefitting from a front facing roller door, power points, lighting and internal door to the side hallway.

REAR GARDEN

The WOW factor of the home with extensive lawned gardens, beautiful mature trees, fence enclosure, raised decking with pergola/summer house, wood store, storage sheds and simply has to be viewed to be fully appreciated.

NOTES

Please note:

Recent underpinning works have been carried out to the front of the property during renovation. It may not be viable to purchase the property using some mortgage providers.

TPOs are also present within the property boundary.

Further details available from the current owner.



FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

SERVICES: MAINS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		