



Brook Way, Main Street,  
North Leverton, DN22 0AW



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# £260,000



Brook Waye is a well-presented detached bungalow in a very well-served village with a wide range of amenities. Offered for sale with no upward chain, the bungalow features an excellent-sized sitting room, kitchen, two bedrooms and a shower room. The plot measures almost 1/4 acre, with ample parking to the front, a garage and attached store, and lawned gardens to the front & rear aspects.





### KITCHEN 2.4m x 4.49m (7'11" x 14'8")

Double glazed side entrance door with blind, double glazed windows to right and front aspects. Fitted with a range of base and wall units consisting of soft close cupboards and drawers underneath stone effect work surfaces. Appliances include an 'AEG' double electric oven, 'AEG' dishwasher, 'AEG' fridge and freezer, 'AEG' four-ring induction hob with extractor hood above, as well as a 'Hoover' washing machine. The kitchen also has a ceramic one-and-a-half bowl sink and drainer, tiled flooring, chrome style towel radiator, ceiling mounted downlights.



### SITTING ROOM 4.49m x 6.14m (14'8" x 20'1")

Double glazed window to front aspect and matching French doors to the left aspect, timber effect flooring, two electric heaters, ceiling mounted downlights.

### INNER HALLWAY 0.87m x 1.89m (2'11" x 6'2")

Hatch accessing roof space, ceiling-mounted downlights, and smoke detector timber effect flooring.



### BEDROOM ONE 3.57m x 3.86m (11'8" x 12'8")

Double glazed window to rear aspect, electric storage heater, range of fitted wardrobe units with hanging rails and shelving within.

### BEDROOM TWO 3.03m x 3.12m (9'11" x 10'2")

Double glazed window to rear aspect, electric storage heater, range of fitted wardrobe units, television point, timber effect flooring.

### SHOWER ROOM 2m x 2.4m (6'7" x 7'11")

Quadrant shower enclosure with electric shower within, wall-mounted wash hand basin, low-level flush WC, tiled flooring, chrome ladder-style towel radiator.

### GARDENS & GROUNDS

To the front, there is a good-sized concrete driveway leading along the right aspect of the bungalow to the garage. The front lawn and patio areas are enclosed behind hedging and boundary walls. The garden continues along the left aspect and to the rear; this garden contains several fruit trees, well-stocked borders greenhouse and shed.

### GARAGE 2.88m x 8.88m (9'5" x 29'1")

Roller shutter door to front aspect, double glazed window to left aspect, power and light within.

### OFFICE/GARDEN STORE

An attached garden store/office with power and light.

### TENURE

Freehold

### COUNCIL TAX

Band C





## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

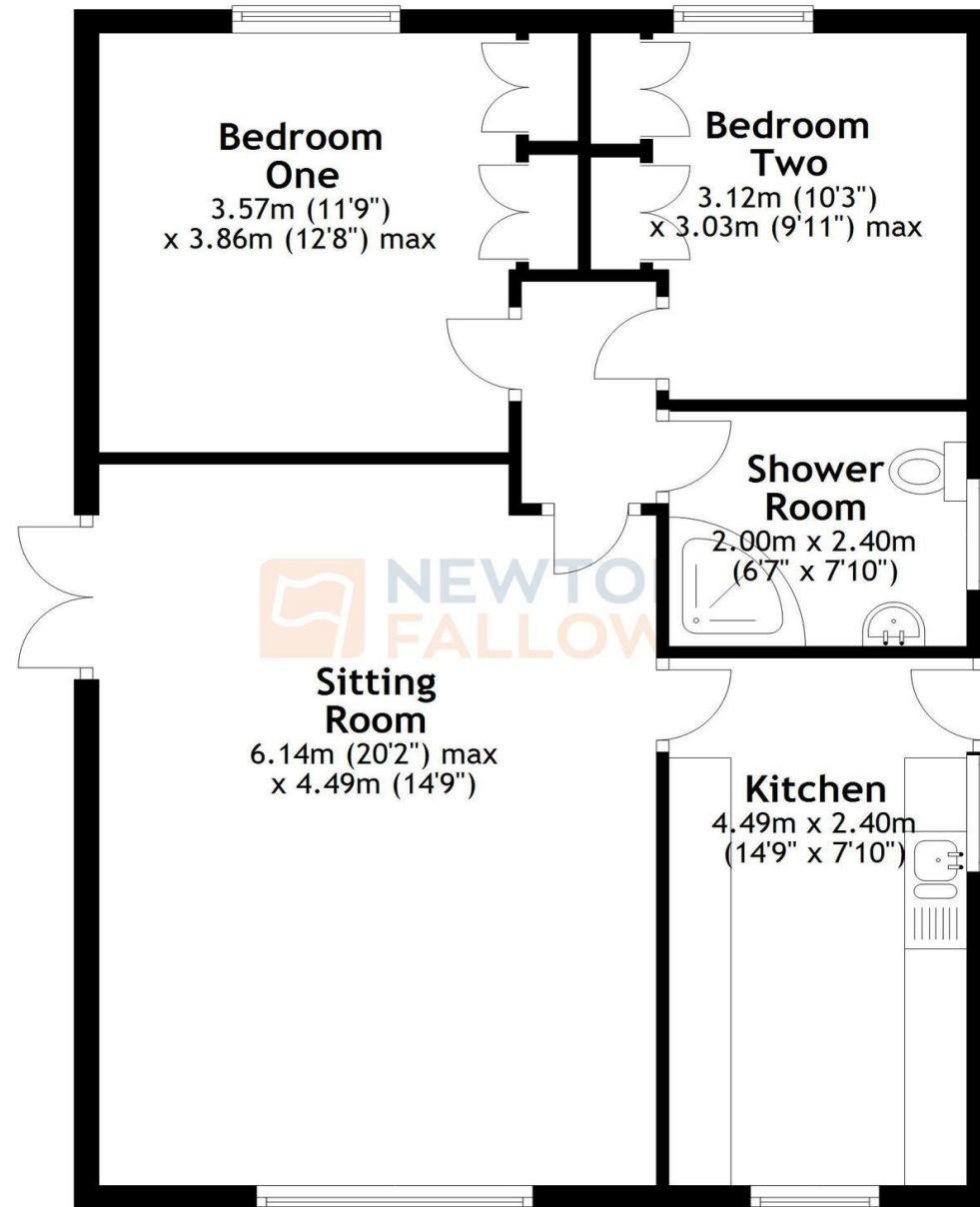






 **NEWTON  
FALLOWELL**

## Ground Floor



Total area: approx. 68.2 sq. metres (733.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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