





LOVELY SPACIOUS THREE BEDROOM BUNGALOW ON NEWHALL ROAD WITH L-SHAPED OPEN PLAN LIVING/DINING ROOM. Positioned on a central road within the popular village of Kirk Sandall, this location offers easy access to local amenities, supermarkets, rail link and M18 access within two miles. Pleasantly presented throughout this delightful bungalow will impress with the available space, which briefly comprises of entrance hallway, L-shaped lounge/dining room, kitchen, inner hall, three fantastic bedrooms, bathroom with three piece suite, paved front garden/parking area, attached single garage and an enclosed rear garden. SOUGHT AFTER DN3 LOCATION AND AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE HALL

4' 7" x 10' 10" (1.41m x 3.32m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, coving, telephone point and door to the lounge/diner.

LOUNGE

15' 7" x 11' 5" (4.76m x 3.49m) L-shaped reception space with lounge and dining space, open access to the dining area at the rear, two front facing double glazed windows, radiator, coving to the ceiling and a television point.

DINING AREA

8' 9" x 9' 6" (2.68m x 2.91m) Overlooking the rear garden, accessed via the lounge this separate dining space has rear facing double glazed French doors to the patio, radiator and coving.

KITCHEN

13' 5" x 9' 6" (4.09m x 2.90m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces with partially tiled splash backs incorporating a single and half bowl sink with drainer, four ring electric hob with extractor fan above, single electric oven, plumbing for a washing machine, space for a fridge, space for a freezer, radiator, rear facing double glazed window and rear facing double glazed frosted door to the garden.

INNER HALL

With two storage cupboards and a loft access point.

BEDROOM

11' 9" x 9' 6" (3.59m x 2.91m) Fabulous double bedroom with fitted wardrobes/dressing table, rear facing double glazed window, radiator and coving.



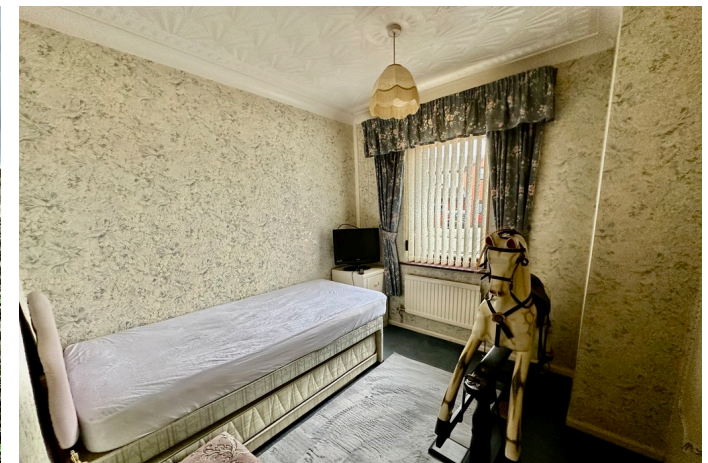
BEDROOM

8' 9" x 11' 10" (2.67m x 3.61m) Further spacious double bedroom with front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

8' 6" x 8' 7" (2.61m x 2.62m) Spacious third bedroom with fitted wardrobes, front facing double glazed window, radiator, coving and television point.







BATHROOM

5' 6" x 9' 5" (1.70m x 2.89m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with a shower curtain rail mounted above, shower attachment, tiled flooring, tiled walls, heated towel radiator and a rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Paved front area with open access to the paved driveway providing off street parking.

GARAGE

Single attached garage with up and over door, plus also benefits from power and lighting.

REAR GARDEN

Lawned garden with paved path/patio, shrub beds, fence/wall enclosure, mature shrubs/flower beds and a shed.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

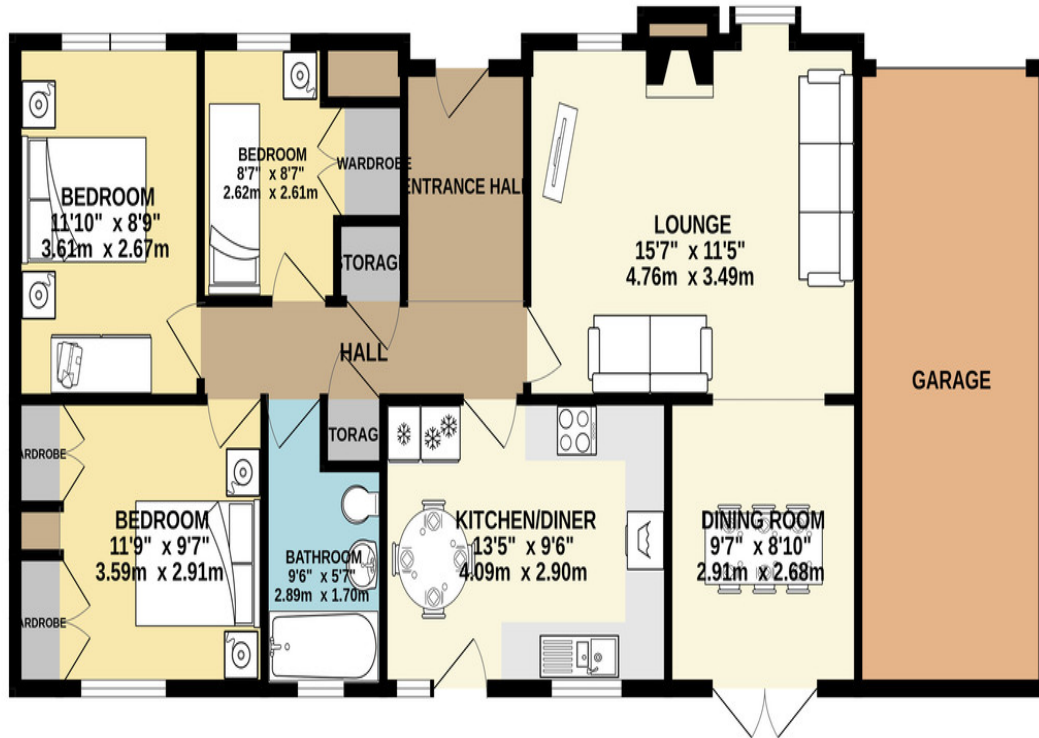
INSTALLATION DATE: 2022

LAST SERVICE: NOVEMBER 2022

SERVICES: MAINS.



GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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.

