



**OXFORD**  
FAMILY ESTATES



## 7 Rectory Lane, Addlethorpe, PE24 4TH

**£240,000**

- 2 Double Bedrooms
- Open Field Views
- Sun Room / Dining Room
- Gated Drive with Parking for Multiple Vehicles
- Rural Village Location
- Potential to Create 3rd Bedroom / Annexe
- Air Source Heating with Log Burner
- Large Garden with Views of the Church
- Shed & Poly Tunnel
- Phone Lines open 8am - 8pm (7 days)

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 3**

**Property Type:** Detached Bungalow



**Council Tax Band: C**

**Tenure: Freehold**

Oxford family estates are really proud to share this nicely presented 2 double bedroom detached bungalow in the rural village of Addlethorpe to the market. Situated on the quiet Rectory Lane with views of both the church and open fields to the front, this property is ideal for those looking for the quiet rural or edge of village spot. The property has two lounge areas, one of which could potentially be used as a 3rd bedroom, and a storage room which could be made into en-suite. Benefiting from Air source heating with fully owned solar panels alongside a log burner, modern kitchen and bathroom, a gated drive with ample parking and a large rear garden, with patio seating area, shed and poly-tunnel all with lovely views of the Village church. A must see to appreciate the size.

### Hallway

Enter the property through the part double glazed door into the hallway servicing both lounge areas, the main bedroom and the bathroom. With loft access.

### Lounge

spacious lounge currently laid out with 3 seater settee and two office style reclining arm chairs, with both a log burner and electric fire place. There is a radiator under the large Upvc bow window providing lovely views over the open fields to the front of the property, teeming with wildlife.

### Kitchen

Fitted with a range of wall and base units with a stone effect worktop and tiled splash backs. Lamona electric double overlooking. Ceramic hob and extractor hood fitted above. Ceramic sink fitted in peninsular overlooking the dining area and the garden. Space and plumbing for dishwasher

### Dining area

Extension of the kitchen hence providing space and plumbing for washing machine, American style fridge freezer and 4 seater dining space. Overlooking the garden with sliding doors out to the patio area. With insulated roof for use all year round. Separate Upvc door out to the side access.

### Bedroom 1

Double bedroom with space for wardrobes, drawers and dresser, with Upvc double glazed window to the front elevation .



## Bedroom 2

Double bedroom currently laid out with a desk, wardrobe and drawers. Radiator under Upvc double glazed window to the front elevation.

## Bathroom

P shaped panel bath, with electric shower and screen fitted. Pedestal sink and low level toilet. Obscure Upvc double glazed windows to the rear elevation.

## Sunroom / Dayroom

Spacious 2nd lounge space with Upvc double glazed doors to the garden, dual aspect with a Upvc window Potential to be used as a 3rd bedroom or use to create an annex.

## Storage

Ideal storage room with potential to be made into 2nd shower room or en-suite.

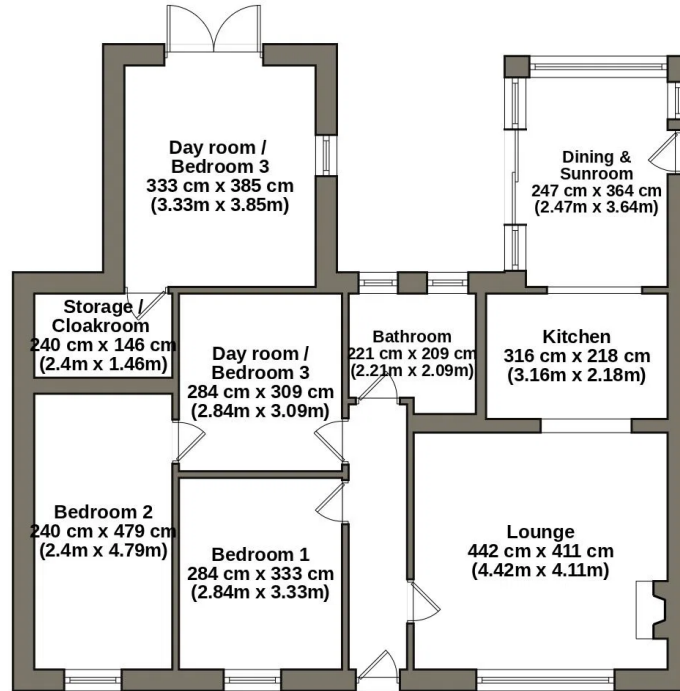
## Outside

The gated front drive is partly concrete and part pebbled, with small bordered lawn with mature bushes and shrubs. Access the rear gardens down the side of the property with gated pathway with outdoor light. The large rear garden includes a patio area with brick barbecue, shed, poly-tunnell and flower beds. Fully enclosed for pets and with views of the church in background.

## Solar panels

Freehold, Fully owned outright solar panels with feed in tariff from octopus energy.





This floorplan is for layout purposes and should not be used for structural purposes. Maximum room dimensions shown.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		90	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

