



Burghley Close, Market Rasen



2



1



1

£225,000



## Key Features

- NO CHAIN
- RARELY AVAILABLE AREA
- UPDATING REQUIRED
- ENCLOSED REAR GARDENS
- DRIVE AND GARAGE
- COUNCIL TAX BAND C
- EPC RATING TBC
- FREEHOLD





Situated in the highly desirable village of Nettleton, on the edge of the Lincolnshire Wold Area of Outstanding Natural Beauty this rarely available detached bungalow offers generous 2 bedroom accommodation. Requiring updating throughout, the home includes a dual aspect, L shaped lounge/diner with open fire and French doors to the double glazed conservatory. The Kitchen is supplemented by a good sized utility room to cater for the practicalities of modern life and a fully tiled bathroom completes the accommodation. In addition to the brick built single garage there is drive way parking for 4 cars ensuring friends and family alike receive a warm welcome. The broad frontage is complemented by an enclosed, south facing garden with summer house.

**ENTRANCE** 1.73m x 1.28m (5'8" x 4'2")

A brick and double glazed porch with radiator opens to the hall

**HALL**

Being L shaped with radiator and coving.

**LOUNGE** 5.03m x 3.66m (16'6" x 12'0")

(max measurements) Forming part of a L shaped family space with bow window to the front and brick built open fireplace.

**DINING AREA** 2.75m x 3.07m (9'0" x 10'1")

Connecting lounge to conservatory and kitchen with coving, radiator and French doors to the rear.

**CONSERVATORY** 2.7m x 2.71m (8'11" x 8'11")

Connecting house to garden and comprising of Pvcu panels with sloping roof and radiator.

**KITCHEN** 3.02m x 2.7m (9'11" x 8'11")

Well appointed with a range of white fronted high and low units with inset stainless steel sink unit, under counter spaces for both refrigerator and freezer, electric cooker recess, radiator, tiled splash areas and window overlooking the garden.



**UTILITY** 2.1m x 2.03m (6'11" x 6'8")

A practical space with rear entrance door, plumbing for a washing machine, venting for a tumble dryer and window.

**BEDROOM 1** 3.66m x 3.33m (12'0" x 10'11")

A generous forward facing double room with radiator and coving.

**BEDROOM 2** 3.65m x 2.57m (12'0" x 8'5")

A side facing room with radiator, coving and deep hanging recess.

**BATHROOM** 3.01m x 2.31m (9'11" x 7'7")

A fully tiled room with suite in white to include a close coupled wc, pedestal wash hand basin, bath with mixer shower over, chrome radiator, extractor fan, tiled floor and deep airing cupboard.

**OUTSIDE**

The property enjoys a broad, open plan frontage to Burghley Close and a 4 car drive leads to the attached, brick built single garage with up and over door and side personnel door. The enclosed, south facing garden is again mainly laid to lawn which is best viewed from the timber summer house. A private side garden area with oil fired heating boiler completes the property.

**TENURE**

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

**COUNCIL TAX**

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

**FLOOR PLANS**

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.



### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







