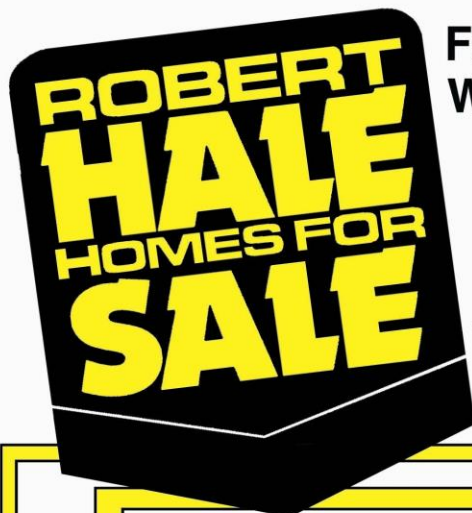




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**22A MILL ROAD
MURROW
PE13 4HF**

THE PROPERTY: A FANTASTIC MODERN & SPACIOUS THREE BEDROOMED DETACHED HOUSE SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL * 19FT LOUNGE * 19FT FITTED KITCHEN/DINER WITH BUILT IN APPLIANCES * TWO BATH/SHOWER ROOMS (1 EN-SUITE) * GROUND FLOOR CLOAKROOM/W.C. * AIR SOURCE HEAT PUMP CENTRAL HEATING & SOLAR PANELS * DOUBLE GLAZING * GARAGE PLUS LOTS OF OFF-ROAD PARKING! * ENCLOSED GARDEN TO REAR * A LOVELY FAMILY HOME! * DON'T DELAY VIEW TODAY!

THE PRICE:

OIEO £250,000

FREEHOLD

EPC BAND A

REF.9093

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF.9093 22A MILL ROAD MURROW

COUNCIL TAX: **BAND C FENLAND DISTRICT COUNCIL**

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With stairway off.

LOUNGE: 19' 2" (max) x 14' 5" (max) With double glazed french doors to rear garden.

FITTED KITCHEN/DINER: 19' 4" (max) x 11' 9" (max) With preparation surfaces with drawers & cupboards under, built in fridge, built in freezer, space/plumbing for washing machine, inset stainless steel 1 ½ bowl sink unit with mixer tap & cupboards under, built in dishwasher, built in electric hob, built in hob hood, part tiled walls, built in electric oven, range of wall cupboards.

GROUND FLOOR CLOAKROOM/W.C.:

With integrated low level W.C. & hand wash basin with mixer tap & cupboards under, part tiled walls, extractor fan.

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard housing Daikin central heating boiler and hot water cylinder, central heating programmer.

BATHROOM/W.C.: With tiled & screened double shower cubicle with twin head thermostatic shower, low level W.C., pedestal wash basin with mixer tap, tiled walls, extractor fan.

BEDROOM NO 1: 17' 6" (max) x 11' 9" (max) With full width built in wardrobes.

EN SUITE SHOWER ROOM/W.C.:

With quadrant shower cubicle with thermostatic shower, pedestal wash basin, low level W.C., extractor fan, tiled walls.

BEDROOM NO 2: 11' 8" (max) x 11' 2" (max) 'L' shaped with built in wardrobe/cupboard.

BEDROOM NO 3: 9' (max) x 7' 2" (max) With built in wardrobe/cupboard.

OUTSIDE: **OUTSIDE LIGHTS : EXTERNAL POWER POINTS : COLD WATER TAP**

GARAGE: 23' (max) x 10' 4" (max) With up & over door, joist storage, power & lighting.

GARDENS:

To front down to a shingle multi-vehicle off road parking area/driveway, part laid to lawn and a paved pathway to the front entrance door. Timber gate to the side of the property opens onto the enclosed rear garden which is laid lawn with a paved patio area and a paved area to the rear of the garage ideal as a base for a shed etc.



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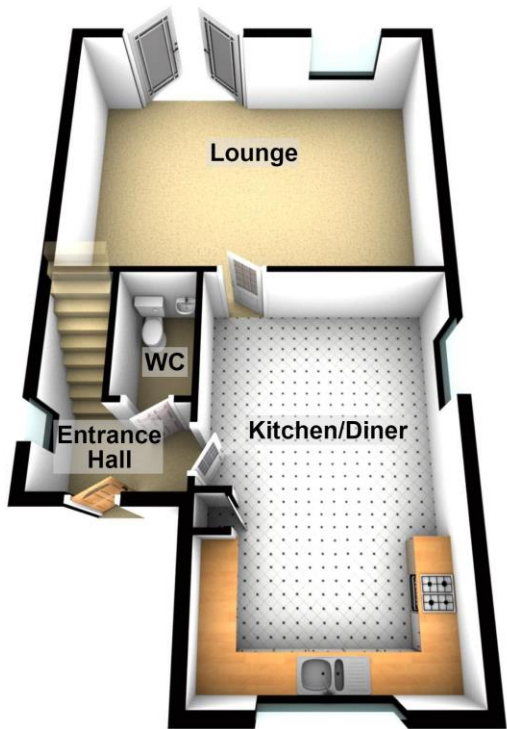


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NB The photo above is the view taken from the bedroom window.

Ground Floor



First Floor

