



# Cockleton Lane

## Cowes

£360,000



Lancasters

A beautifully appointed semi-detached bungalow in a quiet rural street on the outskirts of Gurnard. 3 Double bedrooms, off street parking, garage, modern and open plan kitchen reception. Complete with a South/West facing garden. CHAIN FREE





## 3 Bedroom Semi Detached Bungalow

### Lounge/Diner 23' 7" x 11' 10" (7.2m x 3.6m) Max L-Shape

A bright modern reception with bi-fold doors out onto a rear deck and garden.

### Kitchen 11' 11" x 8' 6" (3.63m x 2.6m)

Open plan to the main reception, integrated appliances, and separate utility cupboard with washing machine and tumble dryer.

### Bedroom 1 11' 0" x 15' 5" (3.35m x 4.71m) into bay window

A front aspect bedroom with bay window - Stripped wooden flooring.

### Bedroom 2 15' 5" x 11' 0" (4.71m x 3.35m) into bay

A front aspect twin bedroom.

### Bedroom 3 11' 0" x 11' 10" (3.35m x 3.61m)

A rear aspect internal double bedroom.

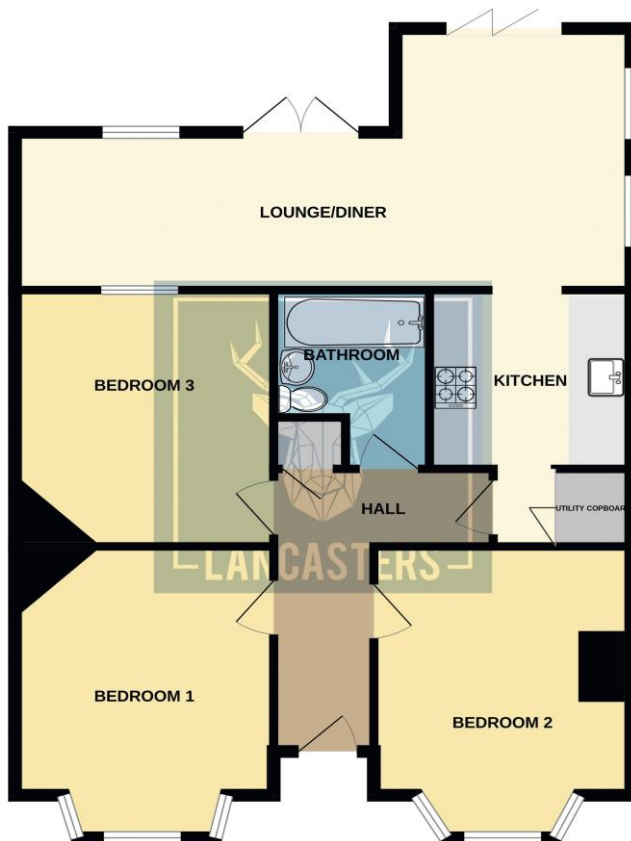
### Bathroom

A beautifully appointed family bathroom, with panelled bath and shower over, w/c and basin.

### Outside

The front the property has off street parking for several vehicles and and access to a single garage. The rear garden is arranged with raised deck from the property and lawn with surrounding hedges and planting. South/West facing aspect.

GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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.  
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Tenure: Freehold

Council: D

EPC: C

These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.