



17 Wellington Close, South Killingholme

£145,000 Freehold

MODERN DETACHED BUNGALOW • NO UPWARD CHAIN • CUL-DE-SAC VILLAGE LOCATION • 2 BEDROOMS •
SPACIOUS LOUNGE DINING ROOM • FITTED KITCHEN & SHOWER ROOM • PRIVATE ENCLOSED REAR GARDEN
• OFF STREET PARKING • IDEAL DOWNSIZE

Well maintained 2 bed detached bungalow in quiet South Killingholme cul-de-sac. Conservatory, parking, gardens, sheds. No chain. Ideal for downsizers. Near amenities and transport links.

Council Tax band: B

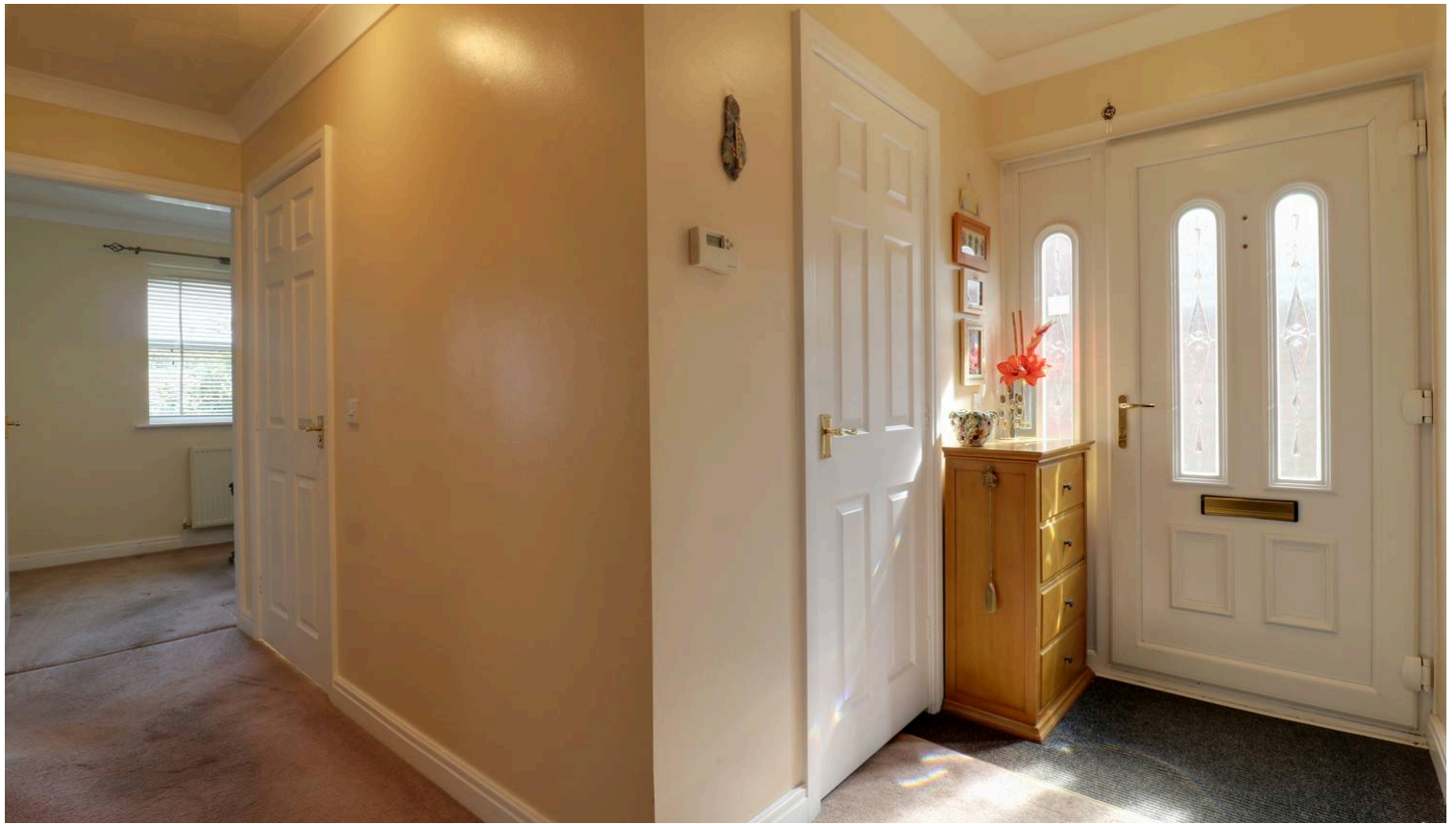
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MODERN DETACHED BUNGALOW
- NO UPWARD CHAIN
- CUL-DE-SAC VILLAGE LOCATION
- 2 BEDROOMS
- SPACIOUS LOUNGE DINING ROOM
- FITTED KITCHEN & SHOWER ROOM
- PRIVATE ENCLOSED REAR GARDEN
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- IDEAL DOWNSIZE





Side Entrance Hallway

Includes a uPVC double glazed entrance door with patterned glazing with adjoining side light, loft access, wall to ceiling coving, a wall mounted Honeywell thermostatic control for the heating, a built-in cloaks cupboard which has inset shelving and an internal door leads off to;

Kitchen

7' 5" x 9' 7" (2.25m x 2.91m)

With a rear uPVC double glazed window. The kitchen includes a range of pine fronted low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a one and a half stainless steel sink unit with drainer to the side and block mixer tap with tiled splash backs, built-in Neff electric oven with matching hob with four ring with overhead canopied extractor fan, plumbing for a washing machine, space for a tall fridge freezer, vinyl flooring, ceiling spotlights, wall to ceiling coving and a modern Ideal Logic gas combi boiler.



Main Lounge Diner

17' 9" x 11' 2" (5.40m x 3.40m)

With wall to ceiling coving, TV input, an electric coal effect fireplace with decorative surround and mantel and two twin double glazed doors allows access to;





Rear Conservatory

8' 10" x 7' 10" (2.70m x 2.40m)

With a hip and pitch polycarbonate roof, surrounding uPVC double glazed windows, oak style laminate flooring and a side uPVC double glazed door allows access to the garden.

Front Double Bedroom 1

13' 7" x 9' 7" (4.15m x 2.92m)

With a front bay uPVC double glazed window, wall to ceiling coving and an extensive range of fitted bedroom furniture including a bank of wardrobes, matching low level drawers and high level units in decorative wood with rounded pull handles and TV input.

Front Bedroom 2

7' 10" x 8' 11" (2.40m x 2.72m)

With a front uPVC double glazed window and wall to ceiling coving.

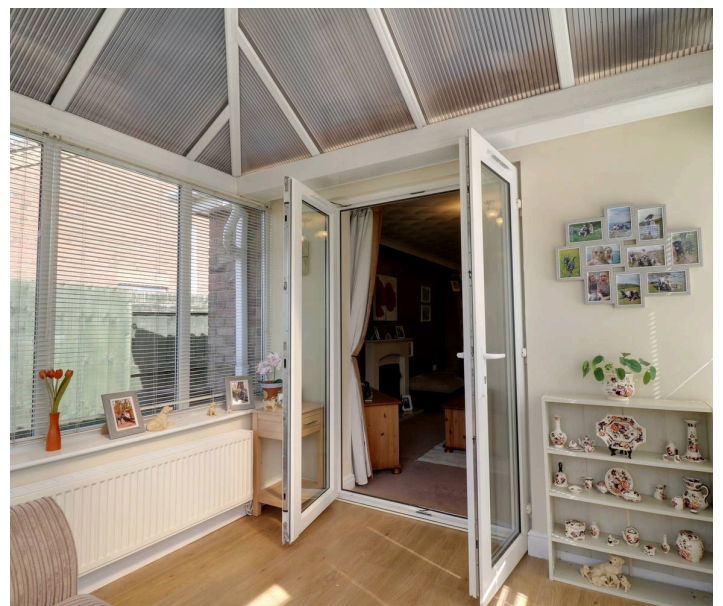
Shower Room

6' 7" x 5' 6" (2.00m x 1.67m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a double walk-in shower cubicle with overhead mains shower with sliding glazed screen and tiled splash backs, a low flush WC and a pedestal wash hand basin, tiled flooring, wall to ceiling coving, ceiling spotlights and extractor fan.

Grounds

To the front of the bungalow provides a low maintenance gravelled top area with raised planted border, adjoining tarmac laid driveway which allows off street parking for multiple vehicles leading down the



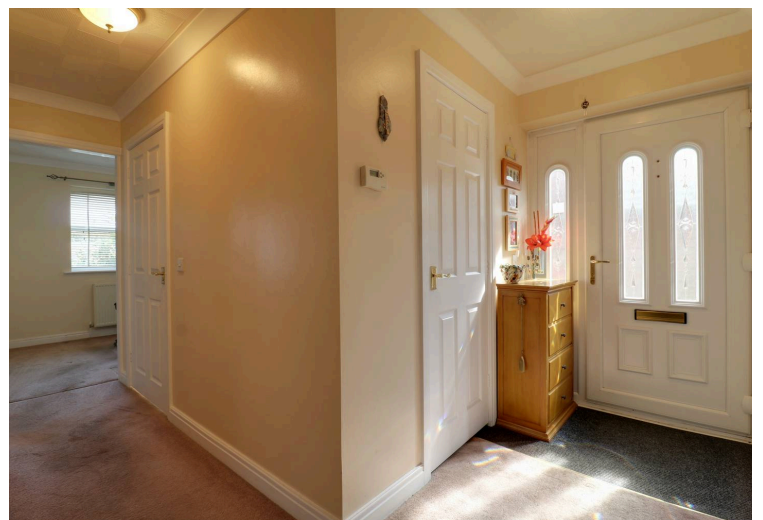


Grounds

To the front of the bungalow provides a low maintenance gravelled top area with raised planted border, adjoining tarmac laid driveway which allows off street parking for multiple vehicles leading down the side of the bungalow. A secure side gate allows access to the private mature lawned garden which includes fully mature planted borders, surrounding secure fencing with a flagged patio area, the garden includes two storage sheds and external power.

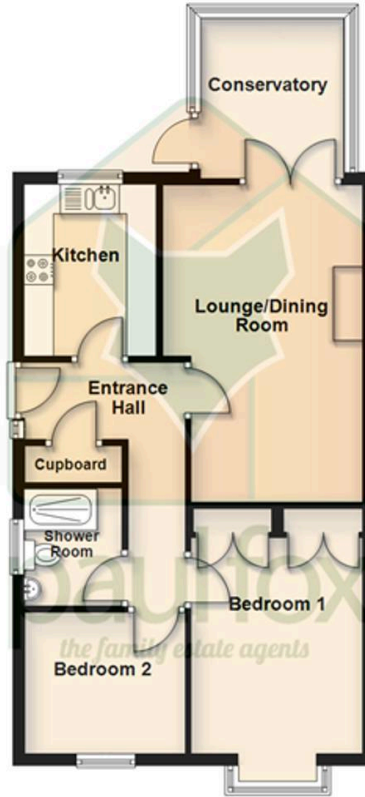






Ground Floor

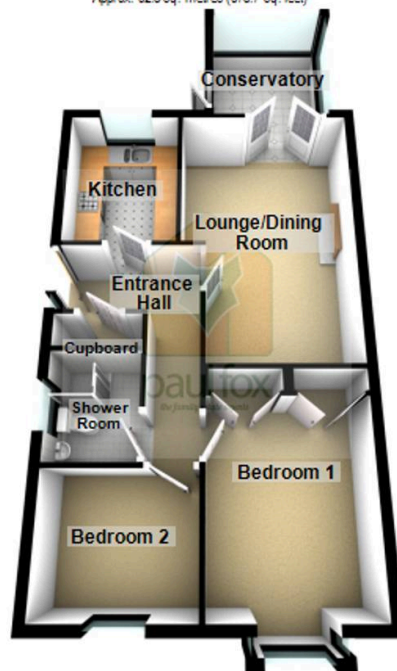
Approx. 62.8 sq. metres (675.7 sq. feet)



Total area: approx. 62.8 sq. metres (675.7 sq. feet)

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