



King & Co.
ESTATE AGENTS

1 RECTORY LEA, FILLINGHAM, DN21 5GE
£449,995





This spacious and generous family home is entered via stain glass panelled door opening to;

ENTRANCE HALL

Being wide and spacious, it offers a window to the rear elevation looking out to the mature rear garden, stairs rising to the first floor, coving, radiator, central heating thermostat and wood effect laminate flooring.

WC

Being generously proportioned, it offers a low level W.C, wash hand basin inset to vanity unit with cupboards and drawers below, appropriate wall tiling above with mirror inset; coving, radiator and wood effect laminate flooring.

BREAKFAST KITCHEN

15' 10" x 15' 6" (4.83m x 4.74 reducing to 3.23m) Boasting an extensive range of fitted units including; one and a half ceramic sink and drainer unit inset to work surface with cupboards, drawers, wine rack and integrated 'NEFF' dishwasher below. The work surface extends along the adjoining wall with 'RANGE MASTER CLASSIC 90' standing centrally with 5- ring gas hob, extractor unit above and a range of cupboards and drawers to either side including integral fridge.

Also with; space for dining table and chairs, space for American sized fridge freezer, two windows to front elevation, 16 flush ceiling down lighters, radiator and tiled flooring.

UTILITY ROOM

9' 6" x 8' 0" (2.92m x 2.44m) Stainless steel sink and drainer unit inset to work surface with cupboards and space below for both automatic washing machine and dryer. Also with; appropriate



wall tiling, four flush ceiling down lighters, wall hung central heating boiler, door to side elevation, window to rear elevation, radiator and tiled flooring.

DINING ROOM

14' 11" x 9' 7" (4.56m x 2.93m) Enjoying windows to front and side elevations giving Westerly and Southerly aspects; coving, radiator, telephone point and wood effect laminate flooring.

DRAWING ROOM

16' 0" x 18' 10" (4.88m x 5.76m) With windows to side elevations, double doors allowing access out to the garden patio area, feature gas fire stove inset to inglenook fireplace with clay tiled hearth and timber lintel over; coving, two radiators, TV aerial point, fitted carpet and archway onto;

FAMILY ROOM

18' 11" x 12' 1" (5.77m x 3.7m) Offering attractive views to rear garden via three windows, door to side elevation allowing access out to garden patio, three radiators, coving, access to loft space and carpet.

STUDY

14' 0" x 8' 9" (4.29m x 2.68m) With windows to front and side elevation looking out to Rectory Lea, coving, radiator, TV aerial point, access to loft space and carpet.

FIRST FLOOR LANDING

Having access to the loft space, coving, light-well, fitted airing cupboard housing hot water cylinder, central heating thermostat, radiator and carpet.

BEDROOM 1

13' 7" x 10' 4" (4.16m x 3.17m) Looking out over the mature and well kept rear garden, fitted wardrobe to one wall, coving, radiator and carpet.

EN SUITE

Offering a double width shower enclosure with chrome shower unit, low level W.C, pedestal wash hand basin, appropriate wall tiling, 4 flush ceiling down lighters, ladder effect towel rail, shaver point and tiled flooring with underfloor heating.

BEDROOM 2

9' 6" x 13' 0" (2.92m x 3.98m) Windows to side and rear elevations, fitted wardrobes to part of one wall, radiator and carpet.

BEDROOM 3

10' 2" x 9' 8" (3.11m x 2.97m) Window to front elevation, radiator and carpet.

BEDROOM 4

9' 8" x 10' 7" (2.96m x 3.24m) Window to front elevation, fitted wardrobes to one wall, radiator and carpet.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level W.C, appropriate wall tiling, tiled flooring with underfloor heating, radiator and 4 ceiling down lighters.

OUTSIDE

This well presented and spacious family home is set within a small enclosure of similar quality homes. Approached via a spacious double width block paved driveway extending up one side of the property creating a generous amount of parking space whilst also allowing access to the;





DOUBLE GARAGE

20' 4" x 19' 11" (6.22m x 6.08m) With two single remote up and over doors, pedestrian door to rear elevation, window to rear elevation, concrete base, access to loft space and power and lighting.

The front garden enjoys well kept hedges to boundaries with a paved pathway running centrally into the front door with storm porch over. The front garden is predominately laid to lawn with a paved footpath extending round to the rear garden via a timber gate.

Boasting complimentary proportions, it enjoys a paved patio area standing adjacent to the Drawing Room and Family room. With a laid to lawn area extending off towards the rear dry stone wall, interspersed with a further private corner patio area, deep well stocked borders and hidden gravel area to one side. The dry stone walling lowers to one corner allowing attractive rural views out to the neighbouring field.

Also with; greenhouse, exterior water tap and high standard of privacy which must be seen to be appreciated.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Total area: approx. 231.6 sq. metres (2492.6 sq. feet)
The resulting area shown on this plan is for guidance purposes only and will not be relied upon for any legal purposes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		

