

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

3 Bedroom Detached Bungalow
2 Burgin Close, Foston, Grantham, Lincolnshire, NG32 2JY



Detached 3 bed bungalow, which would benefit some renovation, in a cul-de-sac location in the popular village of Foston. The good-sized accommodation comprises entrance hall, large living room, dining kitchen, 3 bedrooms, bathroom and separate w.c. With full gas central heating, UPVC double glazed throughout, manageable gardens to front and rear, driveway parking for multiple cars and a single, detached garage, the property is sold with no upwards chain.

PRICE: £240,000

Residential and Commercial Sales, Property Management and Lettings

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FOSTON is a village and a civil parish in the South Kesteven district of Lincolnshire. The village is situated just off the A1 trunk road and about 5 miles (8 km) northwest of Grantham, which has a high speed train link to London King's Cross in just over an hour. The village of Long Bennington, just around 2 miles (3.2 km) to the northwest, is serviced by a local Co op, a Methodist chapel, St Swithin's Anglican church, a primary school and 3 public houses.

A C C O M M O D A T I O N :

Approached from the pavement down the driveway and across to the:

ENTRANCE HALL:

with UPVC double glazed door, UPVC double glazed side window, airing cupboard with boiler and doors to:

LIVING ROOM:

4.9m (16'01") x 3.63m (11'11") max.

with tiled fireplace, radiator, UPVC double glazed window and door to:



KITCHEN:

4.19m (13'09") x 2.95m (9'08") max.

with range of fitted wall and floor units with chrome handles, work surface, sink and drainer, built in meter/store cupboard, heating controller, UPVC double glazed window, UPVC double glazed back door and radiator.



BEDROOM 1:

3.81m (12'06") x 3.66m (12') max.

with radiator and UPVC double glazed window.



BEDROOM 2:
3.43m (11'03") x 2.95m (9'08")

with radiator, and UPVC double glazed window.



BEDROOM 3:
2.74m (9') x 1.83m (6'10")

with skirting radiator and UPVC double glazed window.



BATHROOM:

with 2 piece bathroom suite, shower over the bath from the taps, pedestal wash hand basin, radiator and UPVC double glazed window




SEPARATE WC:

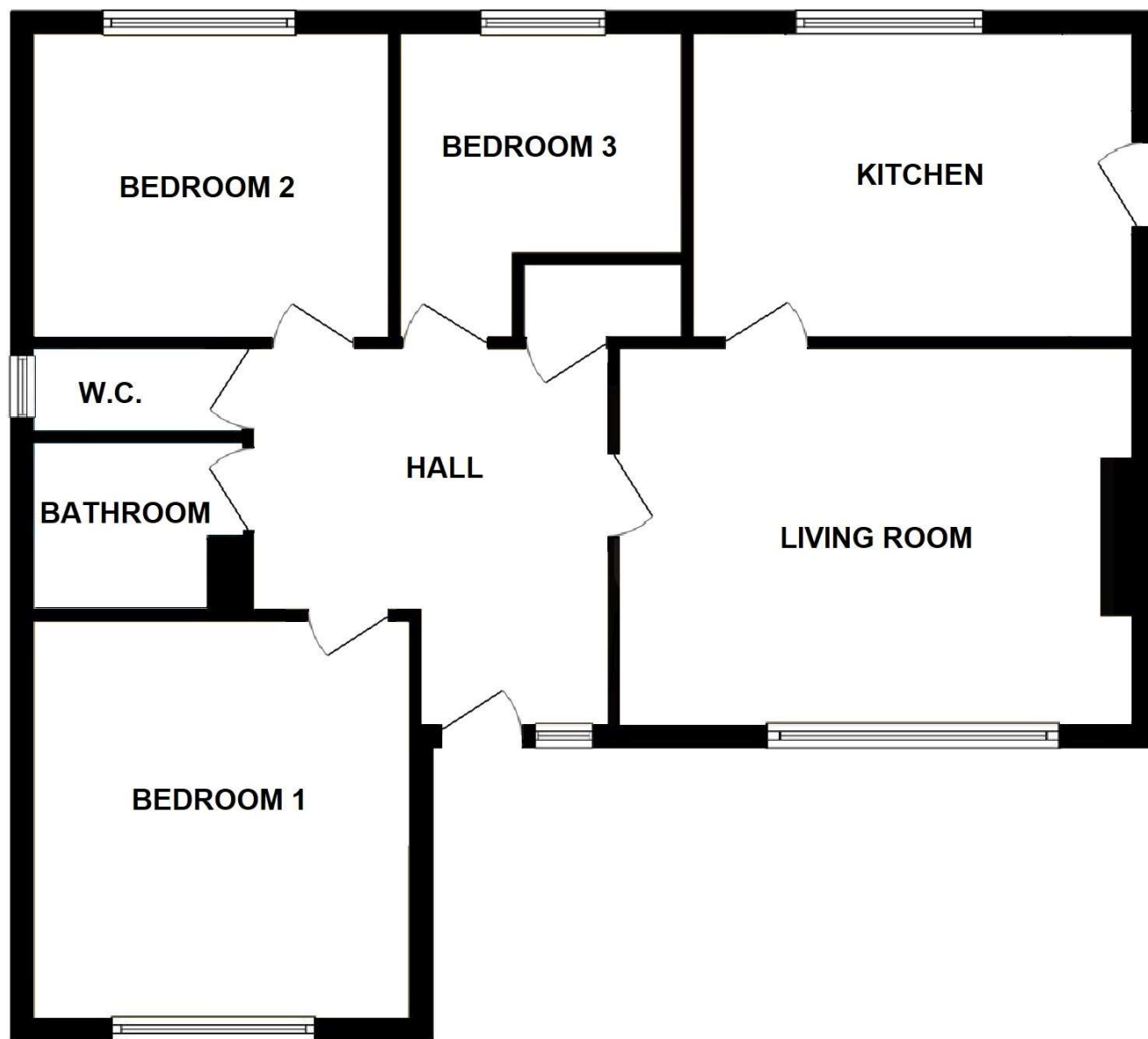
with close couple w.c., skirting radiator and UPVC double glazed window

OUTSIDE:

To the front is mostly lawn with a hedge by the bungalow for privacy, with a drive leading to the single, detached garage and to the back garden.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

SERVICES: fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band C.

EPC RATING: D64

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins.)

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com