



- Desirable Spacious Detached Bungalow
- Prime, Sought After Location
- 3 Bedrooms (1 en-suite)
- South-Facing Conservatory
- Established, Colourful Gardens
- NO UPWARD CHAIN

Situated within this much sought after area of the village, is this spacious and highly desirable detached bungalow, having gas fired central heating, uPVC units throughout and is set in established and colourful convenient sized gardens with single garage and off-road parking. The property has the benefit of NO UPWARD CHAIN.









ESTATE AGENTS









RECEPTION HALL Having covered radiator, door chimes, smoke detector, telephone point, access to the roof void, built-in shelved airing cupboard and built-in cupboard housing the gas fired wall mounted combination boiler.

LOUNGE 18' 4" x 12' 4" (5.59m x 3.76m) Having feature fire surround and hearth with fitted coal effect electric fire, radiator, wall lights, TV and telephone points.

KITCHEN 11' 7" x 8' 4" (3.53m x 2.54m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Zanussi free-standing electric double oven and grill with four ring ceramic hob with extractor fan and light over, radiator, laminate flooring, part-tiled walls and open archway to:

UTILITY ROOM 6' 2" x 5' 8" (1.88m x 1.73m) Having stainless steel single drainer sink unit with cupboards under, space and plumbing for washing machine and tumble dryer, two single wall cupboards, extractor fan, laminate flooring and side entrance door.

BEDROOM ONE 11' 8" x 11' 8" (3.56m x 3.56m) Overlooking the rear garden with radiator.

EN-SUITE SHOWER ROOM Having fully tiled shower cubicle with folding door, pedestal hand basin with double wall mirror cabinet over, low level WC. Part-tiled walls, extractor fan and heated towel rail.

BEDROOM TWO 10' 1" x 9' 3" (3.07m x 2.82m) With radiator. uPVC sealed double glazed doors to:

CONSERVATORY 10' 9" x 9' 2" (3.28m x 2.79m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, tiled flooring, radiator.

BEDROOM THREE 11' 8" x 7' 4" (3.56m x 2.24m) (Max) With radiator and views over the front garden.

SHOWER ROOM 7' 7" x 5' 5" (2.31m x 1.65m) Having tiled walk-in double shower cubicle, pedestal hand basin and low level WC. Double base and wall cupboards, part-tiled walls, tiled flooring, wall mirror, extractor fan and heated towel rail.

OUTSIDE - GARAGE With up-and-over and side personal door and with power and light connected.

THE GARDENS The property is approached over a block paved driveway fronting the garage with slabbed footpaths and lawns and hedging to the front boundary. Gated access to both sides leading through to the fully enclosed south facing rear garden with slabbed patio area and raised lawn gardens flanked by well stocked and mature flower and shrub beds.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets, curtains and window blinds where fitted.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.









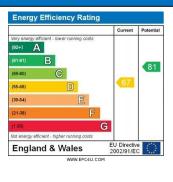


Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

 $BUILDING\ MEASUREMENTS: All\ building\ measurements\ have\ been\ taken\ in\ accordance\ with\ the\ RICS\ code\ of\ measuring\ practice$

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.



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