



The Sidings, Station Road, Firsby, PE23 5PX



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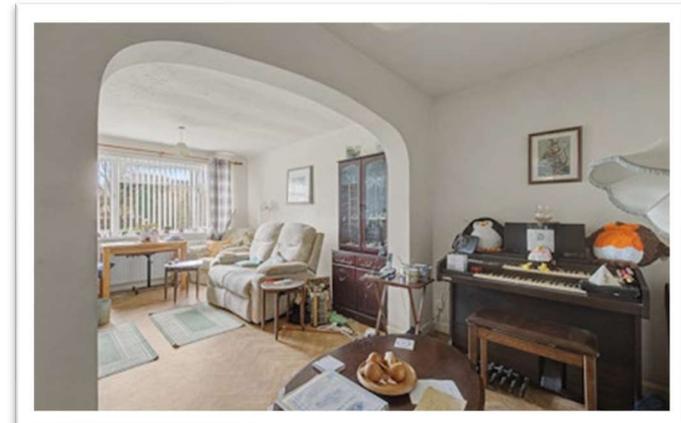
Freehold

£230,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge with dining area off
- Fitted breakfast kitchen
- En-suite & bathroom
- Driveway & garage
- Rear garden with timber cabin & hot tub
- Plot approx. 0.17 acre (STS)
- Air source heat pump & solar panels
- EPC rating D





A light and spacious detached bungalow situated in a pleasant semi-rural village setting, occupying a generous plot of approximately 0.17 acre, subject to survey.

The well-proportioned accommodation comprises an entrance porch, hallway, lounge with dining area, breakfast kitchen, inner hall, master bedroom with en-suite, two further bedrooms and a bathroom.

Outside, the property enjoys a lawned front garden, a driveway providing ample off-road parking, a garage and an enclosed rear garden, ideal for relaxing or entertaining with a timber cabin & hot tub.

Further benefits include double glazing, an energy-efficient air source heat pump and solar panels, making this an attractive and comfortable home.



#### ACCOMMODATION

Part glazed front entrance door to the:

#### PORCH

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and further part glazed door through to the:

#### ENTRANCE HALL

With door to the:

#### LOUNGE

3.94m x 3.18m (12'11" x 10'5")

Having window to front elevation, radiator, wood effect flooring and fireplace with marble back & hearth and wooden surround. Opening to the:

#### DINING AREA

3.43m x 1.88m (11'4" x 6'2")

Having radiator and continuation of wood effect flooring. Door to the inner hall and opening to the:

#### BREAKFAST KITCHEN

5.36m x 3.2m (17'7" x 10'6")

Having window to front elevation, part glazed door to side elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboards & drawers under, cupboards & glazed display unit over. Further work surface with inset electric hob, integrated electric oven and cupboards under, space for upright fridge/freezer to one side and further work surface forming breakfast bar with cupboards under.

## INNER HALL

### MASTER BEDROOM

3.56m x 3.4m (11'8" x 11'2")

Having window to rear elevation, coved ceiling and radiator.

### EN-SUITE

Having inset ceiling spotlights, tiled walls, tiled floor, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM TWO

4.67m x 3.43m (15'4" x 11'4")

Having french doors to rear elevation & garden, coved ceiling and radiator.

### BEDROOM THREE

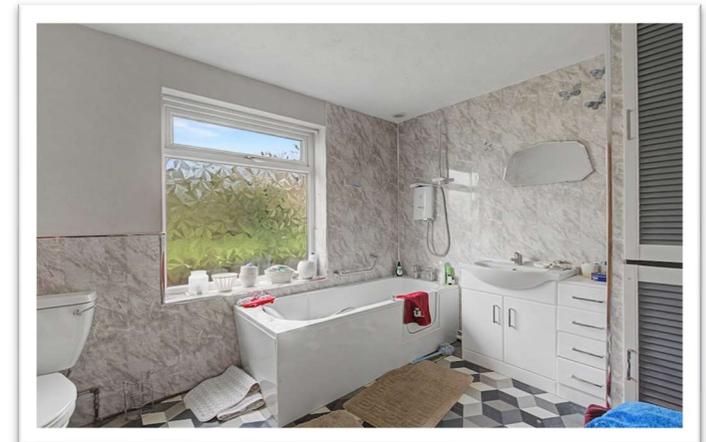
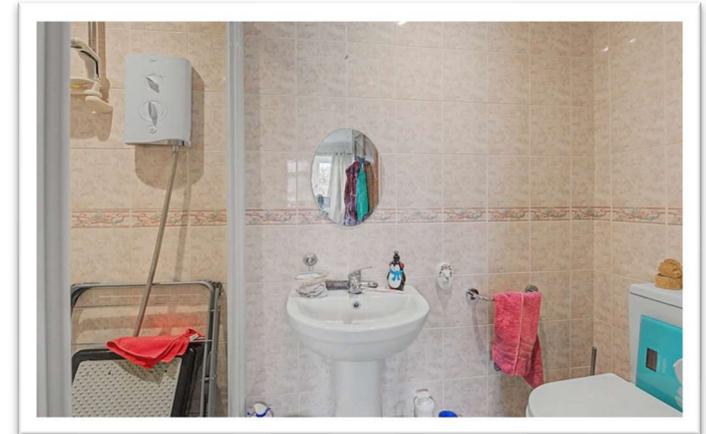
3.4m x 3.02m (11'2" x 9'11")

Having window to side elevation and radiator.

### BATHROOM

3.05m x 2.44m (10'0" x 8'0")

Having window to side elevation, radiator, part tiled walls, vinyl flooring and built-in airing cupboard housing hot water cylinder with shelving. Fitted with a white suite comprising: panelled bath with electric shower fitting over, close coupled WC and hand basin inset to vanity unit with cupboard under.



## EXTERIOR

To the front of the property there is a shaped lawn enclosed by hedging. The property is approached via a shared gravelled driveway which leads to a gravelled area to the front of the property which provides off-road parking and leads to the:

## GARAGE

5.31m x 2.74m (17'5" x 9'0")

Having up-and-over door, light and power.

## REAR GARDEN

Being enclosed and having a paved patio, a large shaped lawn with garden sheds, timber cabin with hot tub (included in sale) summerhouse and greenhouse.

## THE PLOT

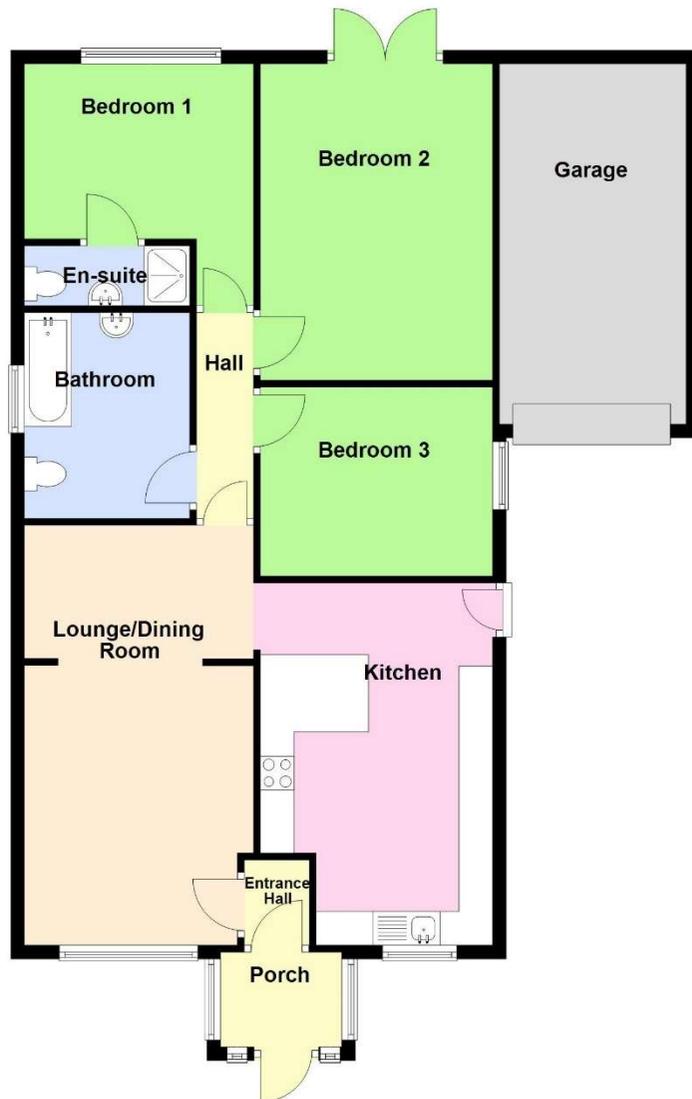
The bungalow occupies a generous sized plot of approximately 0.17 acre (0.07 ha), subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase. The property is accessed via a gravelled driveway, which is shared with the neighbouring property.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving radiators and the property is double glazed. The current council tax is band C. The property also has solar panels.



## Floorplan



Total area: approx. 107.1 sq. metres (1153.3 sq. feet)

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### LIFETIME LEGAL

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lifetime legal

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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