2 Middlegate Lane,
Elsham, Lincolnshire, DN20 0PH

A well-proportioned detached bungalow benefitting from no upward chain and being set within a quiet semi-rural position. The accommodation comprises; Broad Entrance Hallway, Cloakroom, large open plan Lounge/Dining Room, fitted Kitchen, 3 generous Bedrooms with built in wardrobes, family bathroom.

ADJOINING LAWNED GARDENS. EPC Rating (E)

Viewing recommended.

Viewings Via Our Brigg Office. Tel 01652 651777 or 01652 651555

Price Guide: £155,000
A superb opportunity for a family or couple to purchase a spacious detached bungalow of which is quietly positioned on Elsham Top, with the accommodation comprising; Broad Entrance Hallway, Cloakroom, door through to a side store, large open plan Living/Dining Room enjoying a dual aspect, fitted Kitchen, three generous Bedrooms all with built in wardrobes and Bathroom. The property has aluminium framed windows and a manual feed wood burning boiler and offers generous lawned front and rear gardens.

Coming to the market with the agents highest of recommendations and being priced attractively to allow for modernisation and improvements works to be carried out.

The full accommodation notes are as follows;

GROUND FLOOR

BROAD FRONT ENTRANCE HALLWAY
With single glazed entrance door with inset patterned glazed with a side light, radiator and door through to:

CLOAKROOM
Measures approx. 3.2m x 1.68m (10’ 6” x 5’ 6”) with side aluminium framed window and having a low flush WC, wash hand basin, plumbing available for an automatic washing machine.

LARGE OPEN PLAN LOUNGE/DINING ROOM
Measures approx. 4.68m reducing to 3.81m x 8.43m (15’ 4” reducing to 12’ 6” x 27’ 8”) enjoying a dual aspect with aluminium framed windows to the front and rear elevation, two radiators, feature exposed brick chimney breast, TV point, loft access, sliding door leads to:

KITCHEN
Measures approx. 3.14m x 2.56m (10’ 4” x 8’ 5”) with aluminium framed window, kitchen has a matching range of low level units, drawer units and wall units with a complementary solid rolled edge working top surface with tiled splash backs incorporating a single stainless steel sink unit with drainer to the side, space for a cooker and upright fridge freezer, and tiled effect cushioned flooring.

INNER HALLWAY
Has built in airing cupboard and doors off to:
REAR DOUBLE BEDROOM 1
Measures approx. 4.26m x 3.69m (14’ 0” x 12’ 1”) with a dual aspect and rear and side aluminium framed windows, built in wardrobe, and radiator.

FRONT DOUBLE BEDROOM 2
Measures approx. 4.04m x 4.15m maximum (13’ 3” x 13’ 7”) with front aluminium framed window, radiator, and large built in wardrobe.

FRONT BEDROOM 3
Measures approx. 3.45m plus door opening recess x 3.0m (11’ 4” x 9’ 10”) with a front aluminium framed window, radiator, and large built in wardrobe.

FAMILY BATHROOM
Measures approx. 1.65m x 2.23m (5’ 5” x 7’ 4”) with an aluminium framed window, with the bathroom enjoying a three piece suite comprising low flush WC, pedestal wash hand basin with tiled splash backs, wooden panelled bath with overhead shower and surrounding tiled walls, tiled effect cushioned flooring, and traditional towel rail with radiator.

GROUNDS
The property enjoys generous gardens extending to the front and rear which are principally laid to lawn.
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SERVICES
Mains electricity, water and drainage are understood to be connected.

CENTRAL HEATING
The property has a wood burning manual feed boiler of which is located in the adjoining store and could be converted to oil if preferred.

DOUBLE GLAZING
The property has aluminium framed glazing.

VACANT POSSESSION
At a date to be arranged.

**IMPORTANT**

PURCHASE PROCEDURE
Once you are interested in purchasing this property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING
Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.