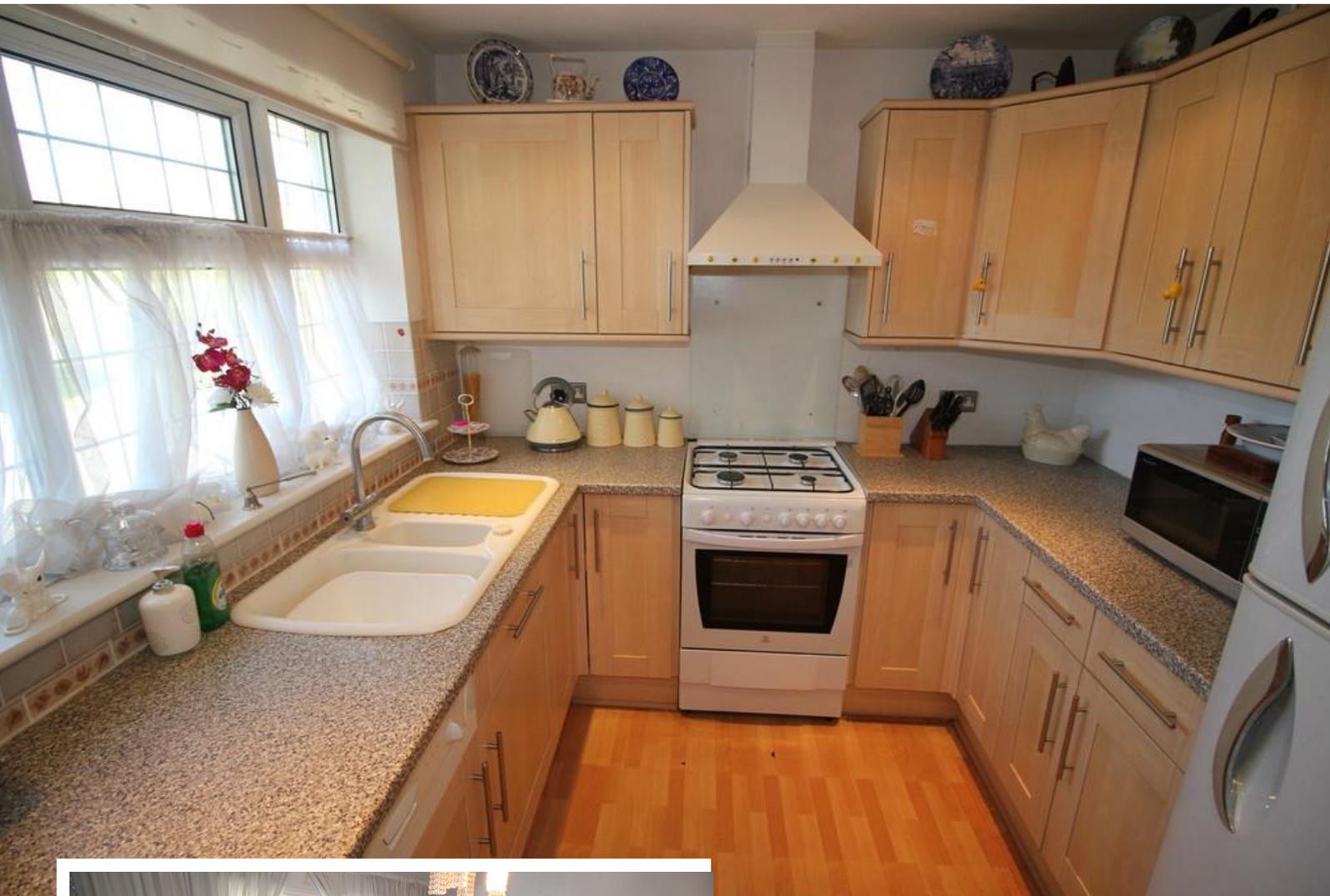




- Three Bedrooms
- Conservatory

- Willerby Village location
- Double Garage





## Property Description

This three bedroom bungalow is located in the heart of Willerby Village, with easy access to the variety of local shops, cafes and restaurants that the area offers.

The spacious property is in a prime position and is surrounded by mature foliage which provides a high level of privacy. The bungalow offers a flexible and adaptable layout, comprising three bedrooms, one of which could easily be utilised as an additional reception room, lounge, kitchen, conservatory, bathroom and WC. The requirement for some modernisation throughout would offer a new owner the opportunity to fashion the property to their own style. Externally the property has a well established rear garden, brick double garage, low maintenance gravel frontage and off street parking for several cars.



### **ENTRANCE HALL**

UPVC double glazed window to side, UPVC double glazed window to front, central heating radiator, laminate flooring, UPVC double glazed entrance door, storage cupboard, doors providing access to kitchen, WC and front reception/third bedroom

### **WC**

UPVC double glazed window to side, fitted with two piece suite comprising wash hand basin with tiled splash-back and low-level WC, laminate flooring.

### **KITCHEN**

10' 0" x 8' 2" (3.05m x 2.49m)

Fitted with a matching range of base and eye level units in pale wood effect with brushed chrome handles, grey mottled effect worktop, 1+1/2 bowl sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and gas oven, built-in four ring gas hob with extractor hood over, UPVC double glazed window to front elevation, laminate flooring.

### **LOUNGE**

20' 6" x 12' 6" (6.25m x 3.81m)

UPVC double glazed window to rear, decorative coal effect fireplace with attractive surround, two central heating radiators, UPVC double glazed French doors leading to conservatory

### **CONSERVATORY**

UPVC construction with double glazed windows and single glazed poly-carbonate roof and laminate flooring, doors leading to rear garden

### **REAR HALL**

Fitted carpet, door to storage cupboard.

### **RECEPTION ROOM/3RD BEDROOM**

12' 11" x 8' 3" (3.94m x 2.51m)

UPVC double glazed bay window to front, central heating radiator, laminate flooring.

### **SHOWER ROOM**

Fitted with three piece suite comprising wash hand basin, tiled shower enclosure with glass screen and low-level WC, tiled surround, UPVC double glazed window to rear, heated towel rail, ceramic tiled flooring.

### **BEDROOM**

12' 8" x 11' 3" (3.86m x 3.43m)

UPVC double glazed window to rear, central heating radiator, fitted carpet, fitted wardrobe.

### **BEDROOM**

12' 8" x 9' 5" (3.86m x 2.87m)

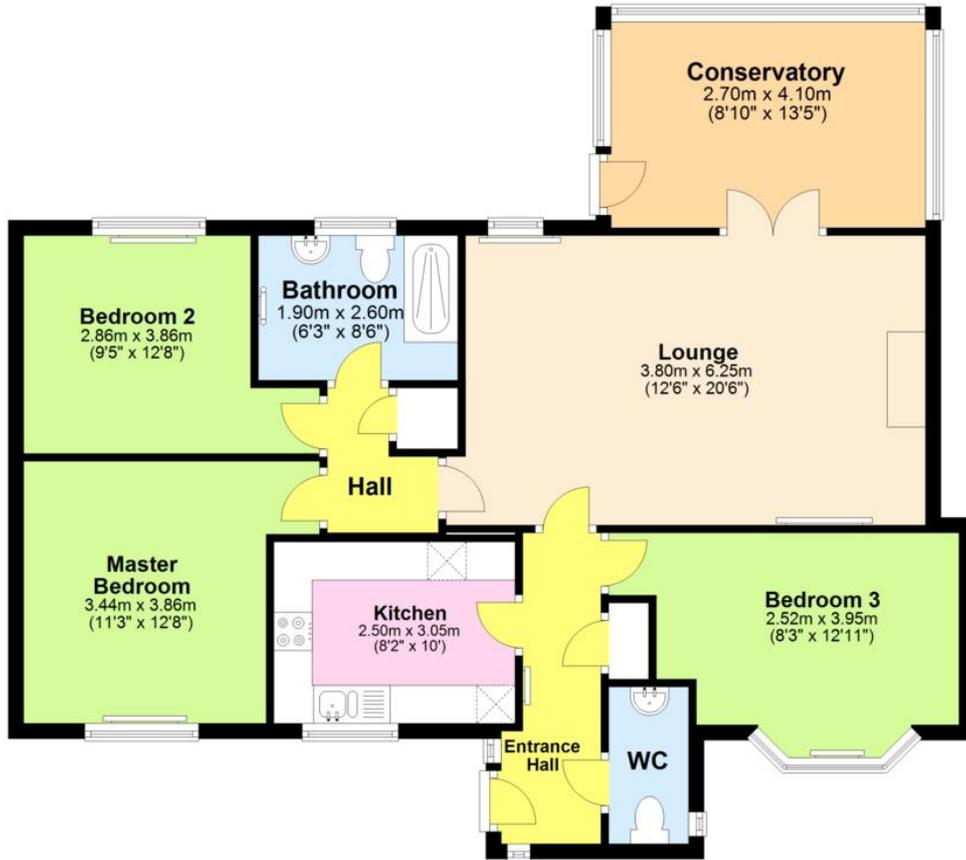
UPVC double glazed window to rear, radiator, fitted carpet, fitted wardrobe

### **EXTERNAL**

To the front of the property is a gravel area with established trees and shrubs extending to the side. Access to the double garage and driveway parking is via the side of the bungalow. The rear garden, which contains a wooden summer house and 2 timber decking areas, is accessed via a gate to the side of the garage or from the garage directly.

## Ground Floor

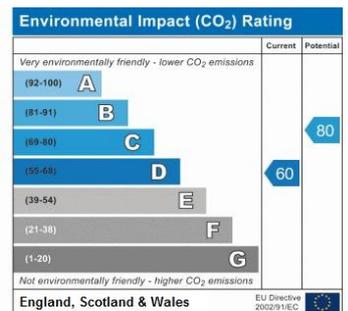
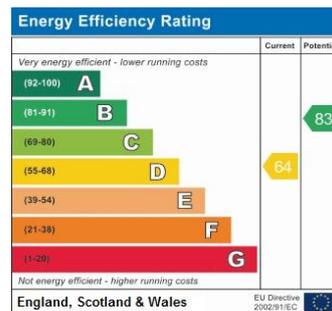
Approx. 91.9 sq. metres (989.7 sq. feet)



Total area: approx. 91.9 sq. metres (989.7 sq. feet)

Disclaimer: IMPORTANT NOTICE: Property Mis-descriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only

VIEWINGS  
STRICTLY BY APPOINTMENT ONLY



## Our office locations:

### Oakham

4 Burley Road  
Oakham Rutland  
LE15 6DH

### Kettering

6 Dalkeith Place  
Kettering  
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### Stamford

39 Broad Street  
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PE9 1PX

### Hull

161 Kingston Road  
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HU10 6AL