



Witham Grove, Fens, TS25 2JL
2 Bed - Bungalow - Semi Detached
£155,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

***** VIEWING RECOMMENDED *** BUNGALOWS OF THIS QUALITY ARE RARELY AVAILABLE ***** A most impressive two bedroom semi-detached bungalow offering attractively presented and thoughtfully upgraded accommodation with the benefit of a generous **CONSERVATORY EXTENSION** to the rear. An ideal purchase for those looking for a property with no further expense. The bungalow features a beautiful kitchen, modern bathroom, gas central heating and uPVC double glazing. An early viewing comes highly recommended, with a layout that briefly comprises: entrance hall through to a spacious rear lounge with feature fire surround, remote controlled electric fire and patio doors to the conservatory which benefits from under floor heating. The kitchen is fitted with units to base and wall level and includes a range of built-in appliances. The hall also provides access to both bedrooms, the master with quality fitted wardrobes, they are served by the modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden with a block paved driveway providing ample off street parking, whilst leading to a large garage/workshop. The enclosed rear garden enjoys a westerly aspect. Witham Grove is located off Crowland Road in a popular part of the Fens Estate.





ENTRANCE HALL

An 'L' shaped entrance hall accessed via uPVC double glazed side entrance door, fitted with modern laminate flooring, radiator with cover included, hatch to loft with pull down access ladder, electric light, double glazed Velux window to the rear, part boarded and carpeted for storage purposes.

LOUNGE

17'8 x 11'8 (5.38m x 3.56m)

A generous family lounge located to the rear of the property and incorporating an attractive feature fire surround with remote controlled electric fire and feature lighting, uPVC double glazed patio doors open to the conservatory extension, fitted carpet, coving to ceiling, two radiators with covers included, television point.

CONSERVATORY

11'4 x 10'4 (3.45m x 3.15m)

A good sized conservatory extension offering a pleasant transition between the home and garden via uPVC double glazed French doors, under floor heating, power points.

KITCHEN

9' x 8'10 (2.74m x 2.69m)

Fitted with a beautiful range of units to base and wall level with complementing sparkling granite worktops incorporating an inset Blanco one and a half bowl inset single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and illuminated three speed extractor hood over, down lighting to eye level units, four drawer unit to base level, glass fronted display cabinet to eye level, integrated fridge and freezer, uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM 1

11'11 x 9'7 (3.63m x 2.92m)

Wall to wall fitted wardrobes with sliding doors, hanging rails and shelving, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM 2

9' x 8'11 (2.74m x 2.72m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BATHROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome dual taps and chrome shower over, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, close coupled WC, attractive tiling to splashback, chrome heated towel radiator, uPVC double glazed window to the side aspect.

OUTSIDE

The property features a low maintenance, part lawned front garden with pebbled area and block paved driveway providing ample off street parking, whilst leading to the garage. The enclosed rear garden enjoys a westerly aspect with lawn, planted border, fenced boundaries and greenhouse included.

GARAGE/WORKSHOP

29'2 x 13'5 max dimensions (8.89m x 4.09m max dimensions)

Accessed via an up and over door to the front, personal door from the garden, electric light, power points, workbench.





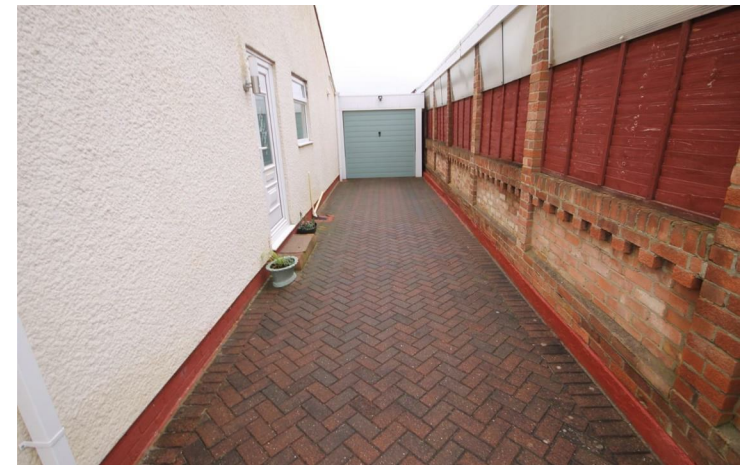
Witham Grove
 Approximate Gross Internal Area
 807 sq ft - 75 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
44-54 E			44-54 E		
35-43 F			35-43 F		
2-34 G			2-34 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	60

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.