



**\*\*SOLD STC\*\***

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#### Ground Floor

##### Entrance Hall

Double glazed window to front, radiator, laminate flooring, stairs to first floor, doors to:

##### WC

Fitted with two piece suite comprising pedestal wash hand basin and low-level WC, radiator, laminate flooring.

##### Lounge

5.17m (17') x 3.32m (10'11") min

Two uPVC double glazed windows to front, two radiators, fitted carpet, opening to:

##### Kitchen/Diner

6.23m (20'5") max x 2.68m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, composite sink with hose style mixer tap, built-in dishwasher, space for fridge/freezer, fitted eye level electric oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, radiator, part tiled and part laminate flooring, double patio doors to:

##### Conservatory

3.26m (10'8") x 2.64m (8'8")

With uPVC double glazed windows and polycarbonate roof, laminate flooring, patio doors to rear garden.

##### Utility Room

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, radiator, tiled flooring, door to rear garden.

#### First Floor

##### Landing

Radiator, fitted carpet, storage cupboard, doors to:

##### Bedroom 1

3.63m (11'11") min x 3.03m (9'11") max

UPVC double glazed window to rear, radiator, fitted carpet, door to:

##### En-suite

Fitted with three piece suite comprising vanity wash hand basin, corner shower enclosure and low-level WC, uPVC double glazed window to rear, heated towel rail, vinyl flooring.

##### Bedroom 2

3.84m (12'7") max x 3.13m (10'3") max

Two uPVC double glazed windows to front, radiator, fitted carpets, storage cupboard.





### Bedroom 3

3.08m (10'1") x 2.99m (9'10") min

UPVC double glazed window to front, radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to rear, radiator, vinyl flooring.

### Outside

To the front is mainly laid to lawn with a gravel area for additional parking and a driveway providing off road parking and leading to the single garage. The rear garden is enclosed by timber panelled fencing, mainly laid to lawn with two patio areas and side gated access to the driveway.

### Investment Information

If you are considering this property for BUY TO LET purposes, please call our lettings team, on 01733 794200. They will be happy to offer free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Disclaimer:

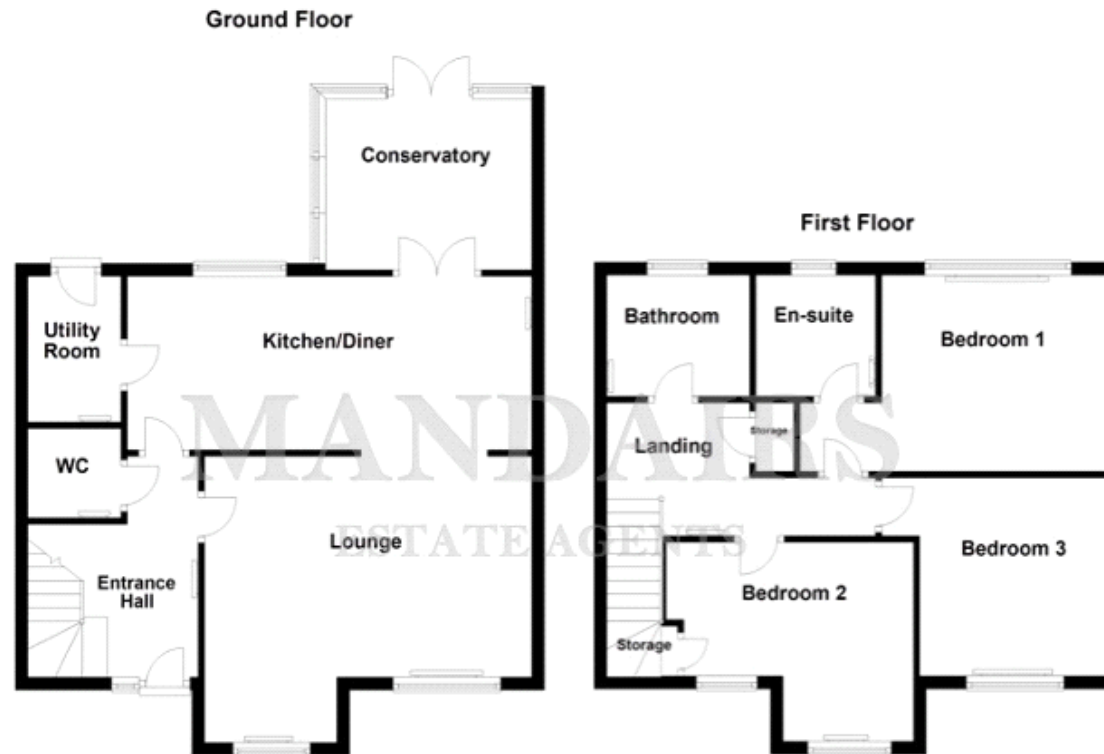
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Photographs are reproduced general information and it must not be inferred that any item within the photographs are included for sale with the property.

Council Tax Band: C (South Holland District Council)

Tenure: Freehold

- Conservatory
- Garage & Off Road Parking
- Refitted Bathroom
- Refitted Kitchen
- Renovated
- Three Double Bedrooms
- Utility Room
- Village Location





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.	

Viewing by appointment only  
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