



Low Street Swinefleet DN14 8BX

£115,995

- 3 Storey Terrace House
- 3 Bedrooms & Dressing Room
- Modern Dining Kitchen
- White High Gloss Units
- Integrated Appliances
- Modern White Bathroom
- Shower Over
- Enclosed Courtyard & Garden
- Substantial Summer House/Office
- Viewing Highly Recommended

91 Pasture Road **T. 01405 780 666**
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DN14 6BP **www.housesetc.co.uk**

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PROPERTY SUMMARY

Housesetc Swinefleet- Available with no onward chain and benefiting from Upvc DG, LPG CH, cellar and enclosed garden. The three storey property comprises to the ground floor: lounge, spacious high gloss dining kitchen with appliances and door to cellar. To the first floor is a double bedroom, dressing room and good quality bathroom with white suite and shower over. To the second floor are 2 attic bedrooms. Viewing advised

ENTRANCE

Upvc front entrance door with double glazed opaque and leaded glass insert and matching skylight leads into

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

Carpeted lounge benefits from wall mounted feature electric fire with log effect insert, central heating radiator, coving to the ceiling, door and step down into

KITCHEN 13' 2"max x 11' 2"max (4.01m x 3.4m)

Fully fitted modern dining kitchen with a range of white high gloss wall and base units with stainless steel T-bar door and drawer furniture, integrated electric oven and four ring electric hob with stainless steel chimney style extractor hood and splash back. Marble effect food preparation surfaces, plumbing for automatic washing machine, good quality tiled flooring, concealed wall mounted gas central heating boiler, central heating radiator and Upvc double glazed leaded window to the rear. Stairs rising to first floor accommodation and door ascending into cellar, recess ceiling spotlights and Upvc rear door with double glazed opaque insert opens out into the rear. Carpeted turning staircase with natural timber handrail leads to

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

With recess ceiling spotlights, fitted carpet, central heating radiator, painted timber spindles and balustrade, stairs rising to second floor accommodation and internal doors leading off.

BEDROOM ONE 10' 4" x 11' 5" (3.15m x 3.48m)

With fitted carpet, central heating radiator and Upvc double glazed window to the front.

BATHROOM 6' 5" x 7' 0" (1.96m x 2.13m)

Fully fitted modern bathroom with tiled flooring, stainless steel ladder style towel radiator, recess ceiling spotlights, fitted with modern white suite comprising pedestal wash hand basin with contemporary style mixer tap and ceramic tiled splash back, dual low level flush WC, panelled bath with fitted shower screen, fitted Gainsborough electric shower and contemporary splash back tiling. Upvc double glazed opaque window with fitted roller blind to the rear.

STORAGE CUPBOARD/DRESSING ROOM 6' 7" x 4' 0" (2.01m x 1.22m)

With fitted carpet and recess ceiling spotlights.

SECOND FLOOR ACCOMMODATION

Carpeted turning staircase with painted timber handrail leads to second floor landing with smoke alarm and internal doors leading off.

BEDROOM TWO 10' 0"max with restricted head room x 9' 9"max (3.05m x 2.97m)

Exposed natural timber beam, recess ceiling spotlights,

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central heating radiator and timber framed double glazed Velux roof window to the front.

BEDROOM THREE 10' 4" x 9' 8" (3.15m x 2.95m)

Fitted carpet, central heating radiator, exposed timber beam and timber framed double glazed Velux roof window to the rear.

EXTERNAL

REAR

Beyond the rear is an enclosed courtyard is a further good sized fully enclosed garden incorporating two lawned areas with key block edged path leading to the rear with raised planters area, beyond there is a further pebbled seating area and substantial timber summer house/ office ideal for home office or entertainment. The garden is fully enclosed with good quality timber perimeter fencing.

SUMMER HOUSE/ OFFICE 21' 9" x 9' 1" (6.65m x 2.78m)

This cabin is split into two separate offices/ rooms both having both power and light connected, stripped floorboard effect laminate wood flooring, ceiling spotlights.

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES

The Heating and Appliances (including Burglar Alarms where fitted) have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

On entering Swinefleet the property is on the right hand side and can be clearly identified by our Housesetc for sale board.

Council Tax: A



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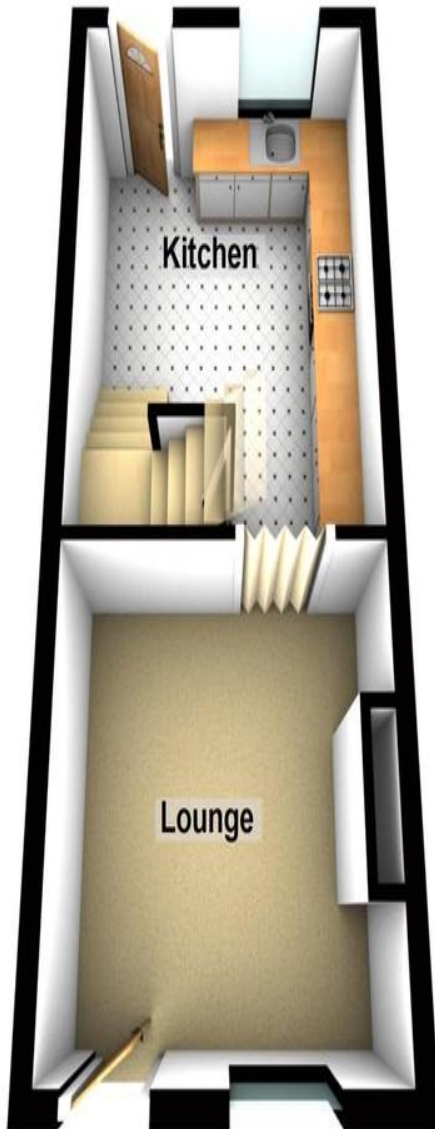


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Ground Floor

Approx. 24.4 sq. metres (263.0 sq. feet)



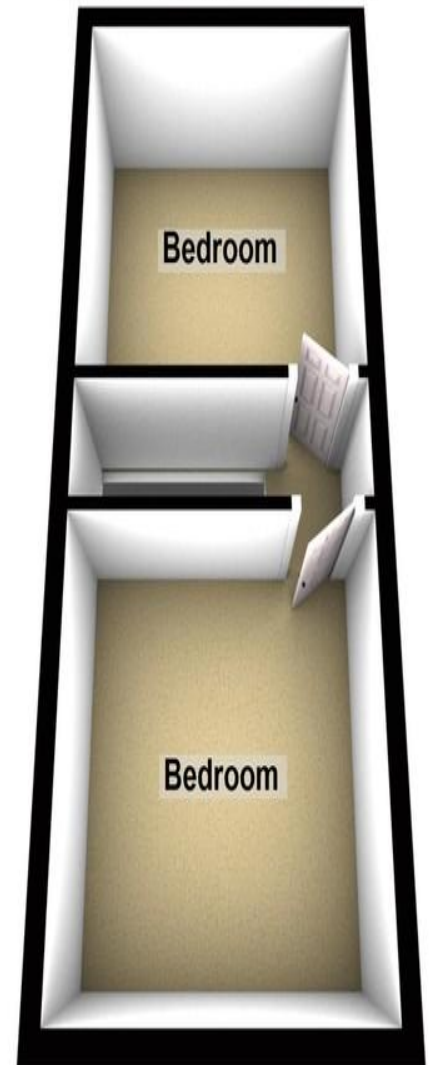
First Floor

Approx. 24.4 sq. metres (262.9 sq. feet)



Second Floor

Approx. 24.4 sq. metres (263.0 sq. feet)



Total area: approx. 73.3 sq. metres (788.9 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.



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