



Kellington Lane

Eggborough, DN14 0LB

£240,000



PRICED TO SELL - 3 BEDROOMS - £240,000

Enjoying an edge of village location overlooking open fields and with NO UPWARD CHAIN, this three bedrooomed detached bungalow benefits from off-road parking for several vehicles plus a garage, bathroom plus a 'wet room', gas central heating, UPVC double glazing, conservatory and gardens to front and rear. Call TODAY to arrange a viewing!



Entrance

UPVC double glazed side door into;

T-shaped Hall 13'5" x 10'10" (4.11m x 3.32m)

Central heating radiator. Loft access. Store cupboard plumbed for washer.

Kitchen 10'3" x 8'5" (3.14m x 2.57m)

UPVC double glazed side window. Fully fitted kitchen comprising; wall and base units with worktop surfaces and splashbacks, fitted oven, hob and extractor above sink unit and drainer with mixer tap.

Lounge/Diner 15'6" x 11'6" (lounge) and 10'8" x 8'2" (dining) (4.73m x 3.53m (lounge) and 3.26m x 2.51m (dining))

UPVC double glazed bay front lounge window. UPVC double glazed dining room window. Two central heating radiators. Fireplace surround with tiled inset and hearth and fitted electric fire.

Bathroom 8'7" x 6'3" (2.62m x 1.92m)

L-shaped room. UPVC double glazed side window. Corner bath, WC and wash hand basin. Tiled floor. Half tiled walls. Central heating radiator.

Bedroom 3 - side 10'0" x 6'9" (3.06m x 2.07m)

UPVC double glazed side window. Central heating radiator.

Bedroom 1 - rear 15'11" x 12'6" (4.87m x 3.82m)

Fitted wardrobes to one wall (measurements include these).

Wet-room 6'1" x 4'9" (1.86m x 1.47m)

Shower. WC. Wash hand basin. Fully tiled walls. UPVC double glazed side window.

Bedroom 2 - rear 13'2" x 8'10" (4.03m x 2.71m)

Central heating radiator. UPVC double glazed double doors to;

Conservatory 8'11" x 9'3" (2.73m x 2.82m)

UPVC double glazed conservatory/sun room with polycarbonate roof.

Outside - front

Lawned front garden. Driveway leading to brick built detached garage with tiled roof and up-and-over door.

Outside - rear

Steps from conservatory. Lawned rear garden with mature trees and fence surround.

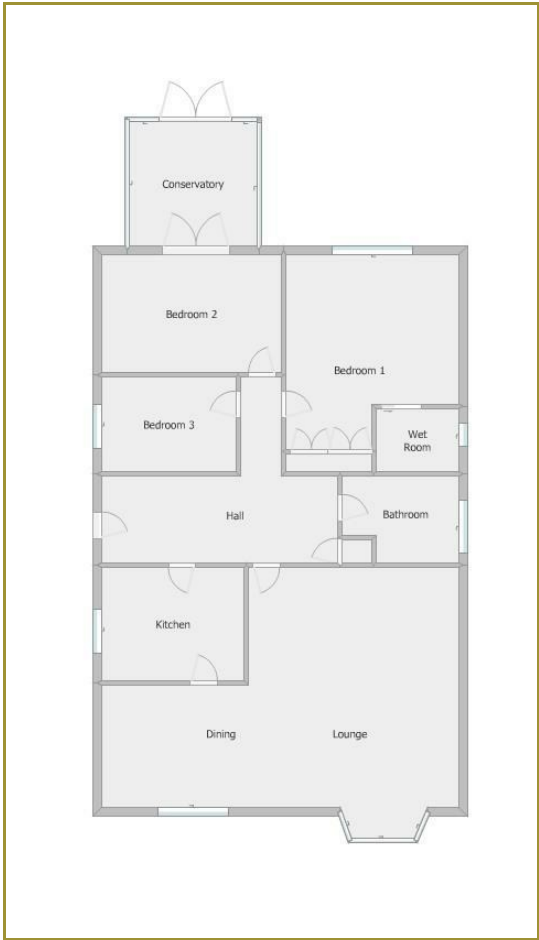
We have been informed that the Tenure of this property is Freehold.

Council Tax Band C (Information obtained from DirectGov website)

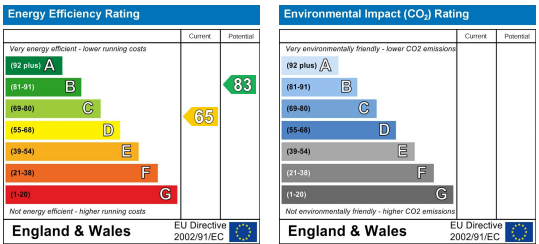
Area Map



Floor Plans



Energy Efficiency Graph



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