



Chestnuts Brigsley Road Ashby Cum Fenby, Lincolnshire DN37 0QN

We are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW situated within the picturesque village of Ashby-Cum-Fenby, a short distance from Waltham Village with its abundance of amenities. The property efficiently design and compact and finished to a high specification and benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, kitchen diner, lounge, two bedrooms and modern shower room. Sitting in delightful gardens the front having a shingle driveway providing ample off road parking leading to the detached garage, store with hedged boundaries. Private westerly facing rear garden mainly laid to lawn with mature and well stocked borders. Separate fenced seating area and paved patio, rear bin store. Viewing is highly recommended.

£280,000

- DETACHED BUNGALOW
- ASHBY-CUM-FENBY
- KITCHEN DINER
- LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- WELL KEPT GARDENS
- DETACHED GARAGE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via a composite door into the hallway.

HALLWAY

The welcoming hallway way has wood effect Amtico flooring, coving to the ceiling, dado rail and radiator fitted. Glazed wooden connecting doors leading to the further accommodation.



KITCHEN DINER

15'8" x 13'1" (4.79 x 4.00)

The well appointed kitchen diner benefits from a large range of cream fronted wall and base units with granite worksurfaces, and modern tiled splashbacks incorporating a ceramic sink and drainer, electric hob with extractor hood above and electric fan assisted oven beneath and ample space for an automatic washing machine and free standing fridge freezer. Wall mounted boiler in matching unit. Having a main focal point of a feature open chimney with tiled back, hand painted wood mantle and stove fitted (Present vendor has never used). Finished with tiled flooring, radiator, down lights to the ceiling, dual aspect uPVC double glazed windows and a uPVC double glazed door leading to the rear garden.



KITCHEN DINER



KITCHEN DINER



LOUNGE

12'11" x 11'11" (3.96 x 3.65)

The light and airy lounge has dual aspect uPVC double glazed window with modern plantation shutters fitted, coving to the ceiling, wood effect Amtico flooring, radiator with decorative cover and feature marble fireplace with electric fire fitted.



LOUNGE



LOUNGE



BEDROOM ONE

11'11" x 11'3" (3.64 x 3.45)

The master bedroom is to the front of the property with a uPVC double glazed window, coving to the ceiling, wood effect Amtico flooring and radiator with decorative cover.



BEDROOM ONE



BEDROOM TWO

12'6" x 7'9" (3.82 x 2.37)

The second double bedroom is to the rear aspect with a uPVC double glazed window, coving to the ceiling, wood effect Amtico flooring, radiator and wall to wall built in wardrobes with modern sliding doors.



SHOWER ROOM

11'7" x 5'9" (3.55 x 1.77)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and rainfall shower head, floating vanity unit with counter top hand wash basin and low flush wc. Finished with modern tiled walls and floor, heated towel rail, down lights to the ceiling and uPVC double glazed window to the rear aspect.



SHOWER ROOM



OUTSIDE



THE GARDENS

The bungalow enjoys a generous plot with hedge boundaries to the front, shingle turning driveway providing ample off road parking leading to the detached garage. Lawn area to the front aspect with mature planting. Outside electric point and lamp post lighting. The westerly facing rear garden is mainly laid to lawn with hedged boundaries, mature and well stocked borders, Pickett fenced seating area with barked flooring and paved patio area. Handy covered bin store to the rear of the garage.



THE GARDENS



THE GARDENS



THE GARDENS



FRONT VIEW



BRICK GARAGE/WORKSHOP

The detached garage has an electric door and is fitted with electric and lighting, Rear store providing ample storage.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - C

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.