



25 Old Lane, Sigglesthorne, HU11 5QF

£260,000



This delightful three bedroom detached bungalow is situated in the tranquil village of Sigglesthorne. Occupying a particularly generous corner plot, the property is well presented throughout having only been built in 2007. A brilliant home suited to a multitude of buyers despite only being single levelled.

The floorplan briefly encompasses; entrance hall, lounge, dining room, kitchen and utility room. Three bedrooms with the master benefitting from an ensuite. A modern bathroom finishes the internal spec. Externally the property has well maintained gardens to front and rear and a driveway and garage to the side.

The property also has the benefit of solar panels and is offered to the market with no chain. We are sure it will be snapped up quick. Call us now to arrange a viewing - we highly recommend it! 01964 532 121

Front Garden

Immaculately manicured garden, paved with gravel and slate and well stocked with shrubs. Side pedestrian access.

Entrance Hall

Entrance door, good sized cupboard, laminate flooring and two radiators.

Lounge

14'11" x 11'6" (4.56 x 3.53)

Bay window to the front and window to side, fireplace with electric fire, square arch to dining room and radiator.

Dining Room

11'7" x 7'11" (3.55 x 2.42)

Square arch to living room and radiator.

Breakfast Kitchen

12'0" x 9'6" min (3.68 x 2.92 min)

Window to rear aspect, a range of fitted wall and base units with complimentary work surfaces, with stainless single drainer and one and a half bowl sink unit. Gas hob with double built in electric oven. Fitted dishwasher, extractor fan and part tiled walls. Laminate tiles, spotlights and arch to utility.





Utility

9'6" x 4'8" (2.92 x 1.44)

Window to rear aspect with doors to side into the garden, a range of fitted wall and base units with complimentary work surfaces, single drainer and bowl sink unit. Plumbing and space for washing machine, extractor fan, radiator and laminate tiles. Through arch into kitchen.

Master Bedroom

13'5" x 10'4" (4.09 x 3.16)

Two rear windows, laminate flooring and radiator.



En-Suite/ Wetroom

10'3" x 2'11" (3.14 x 0.91)

Window to side, wash hand basin, walk in shower and w.c. Heated towel rail, tiled walls and floor, extractor fan.

Bedroom 2

9'10" x 9'10" (3 x 3)

Window to front and radiator.

Bedroom 3/Dressing room

9'2" x 7'7" to back of wardrobes (2.8 x 2.32 to back of wardrobes)

Window to front, built in wardrobes and radiator. Currently used as walk in wardrobe/ office.



Bathroom

Window to side, vanity wash hand basin, w.c and panelled bath. Heated towel rail, laminate flooring and tiled walls.

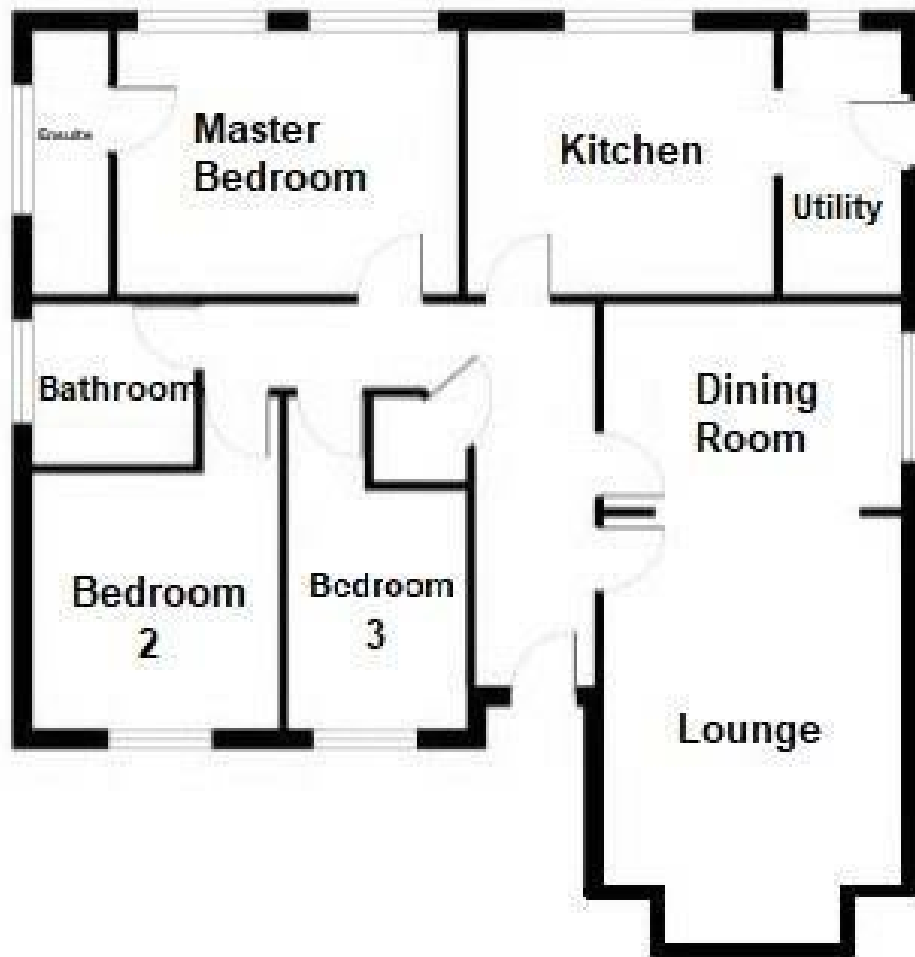
Rear Garden

Immaculately presented and manicured rear garden that is well stocked with shrubs. Mainly paved and gravelled with fenced boundaries and summer house. Outside tap.

Double Garage

Detached garage, with up and over door and power and light points. Storage to loft space, pedestrian door to side and window.






Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(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 	

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