



1 High Street, CARLBY PE9 4LX

£230,000



\*\*\* VILLAGE LOCATION \*\*\* This two double bedroom bungalow is being sold with no onward chain and is situated in the sought after village of Carlby, located close to Stamford and Bourne. Requiring modernisation, this home briefly comprises living room, kitchen opening into spacious conservatory, two double bedrooms and a shower room. Outside, there is a single garage and driveway, providing ample off road parking. EPC Energy Rating D / Council Tax Band C.



### LIVING ROOM

15' 11" x 13' 1" max (4.85m x 3.99m) (Approx) UPVC window to front, fireplace, sliding doors into hall and kitchen, radiator.

### KITCHEN

9' 1" x 6' 10" (2.77m x 2.08m) (Approx) Fitted with a range of eye level and base units with worktop over, stainless steel sink with drainer and mixer tap over, part tiled, electric oven and hob with extractor over, oil fired wall mounted boiler, radiator.

Opening into:

### CONSERVATORY

17' 1" x 9' 0" (5.21m x 2.74m) (Approx) UPVC windows and doors to sides, plumbing for washing machine, radiator.

### HALL

Airing cupboard, loft access.

### BEDROOM ONE

11' 1" x 12' 1" max (3.38m x 3.68m) (Approx) UPVC window to front, radiator, built-in cupboard.

### BEDROOM TWO

10' 0" x 9' 1" max (3.05m x 2.77m) (Approx) UPVC window to rear, radiator, built-in cupboard.

### SHOWER ROOM

Three piece suite comprising oversized shower cubicle, hand basin and WC. Part tiled, radiator.

### GARAGE

Double door to the front, and further double door into garden.

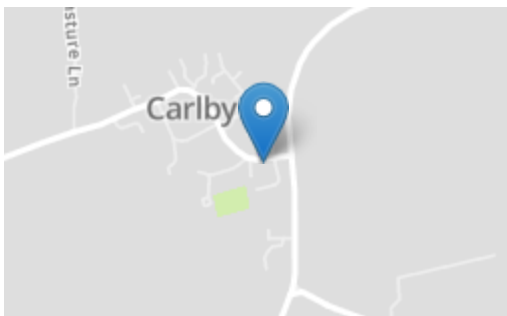
### OUTSIDE

The bungalow is on a generous plot, with mature shrubbery, trees and patio area.

The front of the property has ample off road parking and access to the single garage.

### AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	78
England, Scotland & Wales			
		EU Directive 2002/91/EC	

