



**1 SOKE ROAD, NEWBOROUGH
PE6 7QT** £315,000 **FREEHOLD**

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Featuring superb ground floor accommodation this **FOUR** bedroom detached family home is set within the catchment area for Arthur Mellowes Village College at Glinton and features an easy to maintain rear garden with home office and views over mature trees and the village church. With a good size contemporary lounge, this home offers a separate study and a 16' kitchen/breakfast room, whilst to the first floor there are three double bedrooms and a good size single bedroom. This property is offered for sale in good decorative order throughout and viewing is highly advised to appreciate the property's superb location.

Front entrance door opening to

HALLWAY

A good size entrance hall with radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

STUDY 9'7 x 7'4 (2.92m x 2.24m)

With radiator and window to front elevation.

LOUNGE 20' x 11'6 (6.10m x 3.51m)

Approached via double-opening doors from the Hallway, this light and airy room has radiator, feature media wall with display lighting, window to rear elevation and patio doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM 16' x 8' (4.88m x 2.44m)

A contemporary kitchen with a range of ample wall and base units with built-in appliances, breakfast bar, contemporary work surface, sink unit, radiator and window to front elevation.

LANDING

BEDROOM ONE 11' x 9'3 min. (3.35m x 2.82m min.)

With radiator, feature window to front elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

BEDROOM TWO 11' x 10' (3.35m x 3.05m)

With radiator and window to rear elevation.

BEDROOM THREE 11'8 x 8'5 (3.56m x 2.57m)

With radiator and window to rear elevation.

BEDROOM FOUR 7'6 x 7'5 (2.29m x 2.26m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath with shower above, wash-hand basin with cupboard below, low flush WC, wall tiling, heated towel rail and window to side elevation.

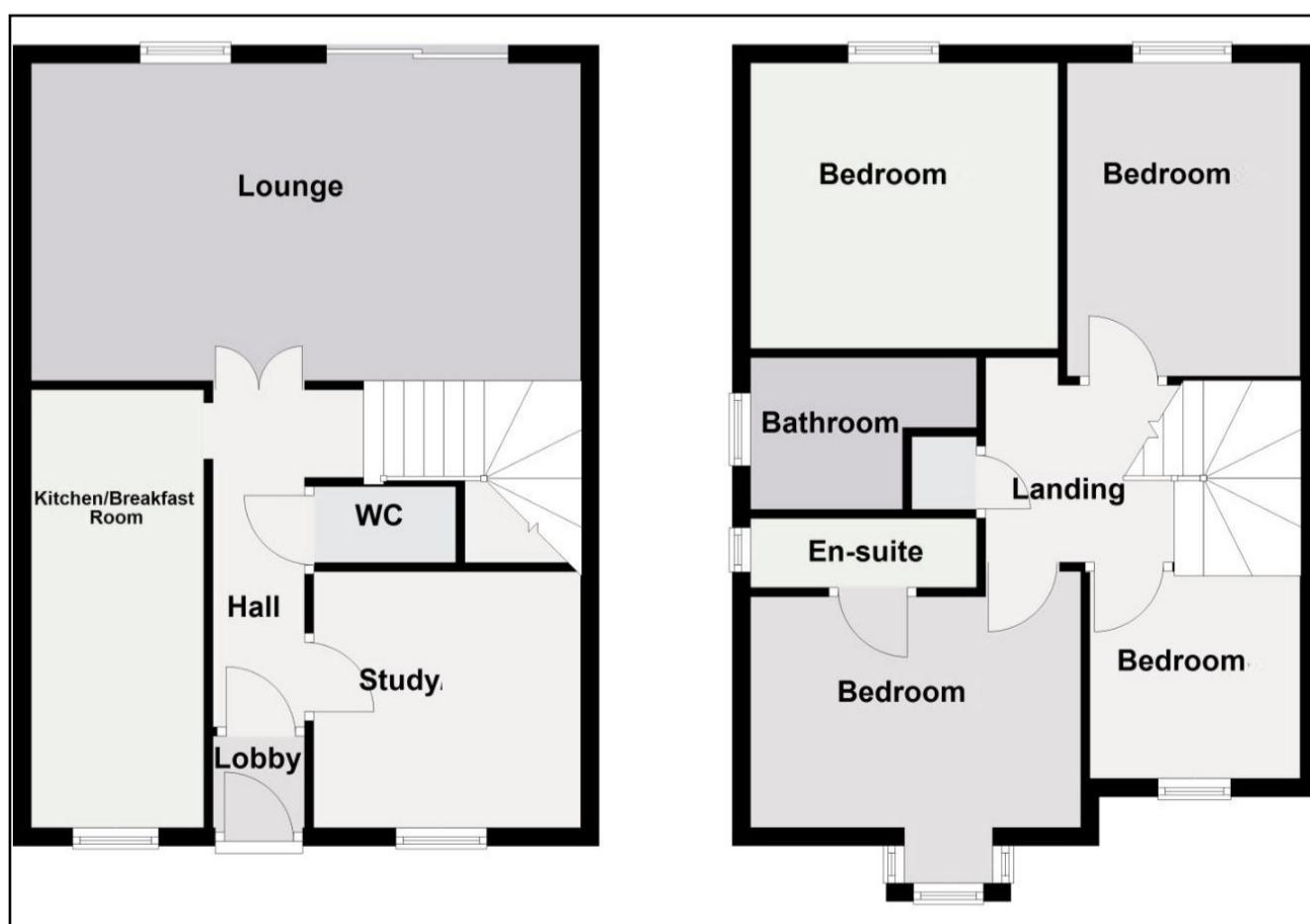
OUTSIDE

The property has a driveway which provides parking for at least two vehicles.

The rear garden, which is a superb feature of this home and has been designed for easy maintenance, has superb views over trees and the village church, a patio area and home office available by separate negotiation.

EPC RATING: C

COUNCIL TAX BAND: D (PCC)



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