



**Figtree Walk, Dogsthorpe PE1 3SW**

**£240,000**



\*\*\* GARAGE AND PARKING \*\*\* " Guide price £240,000 - £260,000. Located in a cul de sac in Dogsthorpe, this three bedroom semi detached home offers a spacious amount of living space with a living room, kitchen and conservatory. You will also find an entrance hall, WC, 3 bedrooms (2 which are doubles) and a bathroom. The outside comprises of parking, a garage and a back garden. This property is an ideal first-time buy or family home. EPC Energy Rating - D/ Council Tax Band - B".

### ENTRANCE

Door to front, UPVC double glazed window to side, radiator, cupboard under stairs and stairs to first floor.

### LOUNGE

15' 5" x 10' 9" (4.70m x 3.28m) (approx) UPVC double glazed window to front and radiator.

### KITCHEN

14' 0" x 8' 8" (4.27m x 2.64m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, plumbing for a washing machine, integrated cooker, hob and radiator. UPVC double glazed window to rear.

### INNER HALL

### CLOAKROOM

5' 5" x 2' 8" (1.65m x 0.81m) (approx) Fitted with a low level W/C. UPVC double glazed window to side.

### CONSERVATORY

15' 3"(max) x 9' 1" (4.65m x 2.77m) (approx) (irregular shape) UPVC double glazed window to rear and sides, French doors to rear.

### FIRST FLOOR LANDING

Loft access and window to side.

### BEDROOM 1

12' 8" x 10' 9"(max) (3.86m x 3.28m) (approx) UPVC double glazed window to front and radiator.

### BEDROOM 2

11' 0"(max) (3.35m) 10' 0"(min) x 11' 8" ( 3.05m x 3.56m) (approx) UPVC double glazed window to rear and radiator.

### BEDROOM 3

6' 1" x 5' 8" (1.85m x 1.73m) (approx) UPVC double glazed window to front and wall mounted boiler.

### BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to rear.

### GARAGE

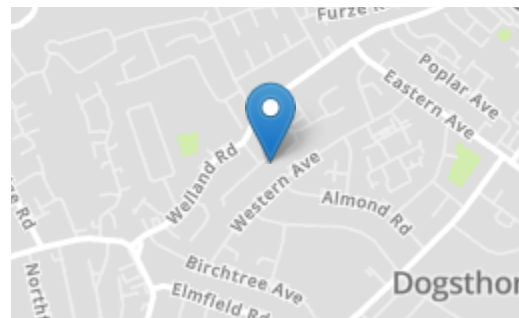
Shared access to single garage.

### OUTSIDE

The front of the property has gravel area providing off road parking. There is also shared access at the side of the property leading down to the garage. The rear of the property has fencing, laid to lawn and paved patio area.

### AGENT NOTES

The floorplan 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			
(92-100)	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			
England, Scotland & Wales		86	62

