

FOR SALE

£249,995 Freehold



52 Walton Road, KIRBY-LE-SOKEN. CO13 0DF

- spacious
- 3 bedroom
- bed3/office
- D/glazed
- good condition
- kitchen/breakfast room
- lounge
- parking
- radiator heating
- no chain



PROPERTY DESCRIPTION

Set in the semi-rural village of KIRBY-LE-SOKEN is this THREE BEDROOM SEMI-DETACHED HOUSE, being with easy reach of the local village store and post office. The property benefits from Lounge, Fitted Kitchen/Diner, First Floor Bathroom, Enclosed South Facing Rear Garden and Off Street Parking. Upward Chain Complete. An early viewing is advised.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

19' 11" x 5' 10" (6.07m x 1.78m) Obscure double glazed entrance door, obscure double glazed window to front aspect, textured ceiling, laminate flooring. Under stair storage cupboard, stairs to first floor, radiator.

LOUNGE

16' x 12' 6" (4.88m x 3.81m) Double glazed French doors to garden, double glazed windows to rear aspect, fireplace and surround with dual fuel burner, laminate flooring, coved ceiling, two radiators.

KITCHEN/DINER

13' 8" x 12' 5" (4.17m x 3.78m) Range of base, drawer and matching eye level units, wood work tops inset 1 and 1/2 stainless steel sink and drainer unit. Built-in electric oven and hob with extractor over. Integrated fridge and freezer, space and plumbing for washing machine and dishwasher. Double glazed windows to front and side aspects, vinyl flooring. Cupboard with electric, space for freezer.

BEDROOM THREE/STUDY

9' 11" x 6' 4" (3.02m x 1.93m) Double glazed window to rear aspect, textured and coved ceiling, fitted carpet, radiator.

FIRST FLOOR

LANDING

9' 2" x 6' 7" (2.79m x 2.01m) Fitted carpet, textured ceiling, radiator.

MASTER BEDROOM

16' 4" x 12' 7" narrowing to 8'2" (4.98m x 3.84m) Double glazed windows to rear and side aspects, fitted carpet, textured ceiling, two radiators. Range of fitted wardrobes.

BEDROOM TWO

10' 6" x 8' 11" (3.20m x 2.72m) Double glazed window to front aspect, fitted carpet, smooth ceiling, radiator. Loft access and eves storage.

BATHROOM

9' 4" x 5' 5" (2.84m x 1.65m) Suite comprising low level WC. pedestal sink, panelled bath with mixer taps over and separate shower cubicle with Triton electric shower. Obscure double glazed windows to side aspect, tiled flooring, smooth ceiling with spot lights, radiator.

EXTERIOR

GARDEN

To the Front: Commencing with a side driveway leading to entrance door and providing off street parking for two vehicles. The remainder is laid to lawn.

To the Rear: Enclosed South Facing rear garden commencing with paved patio area, the remainder being laid to lawn. Raised patio area. Shed to remain, side gate providing access to front.

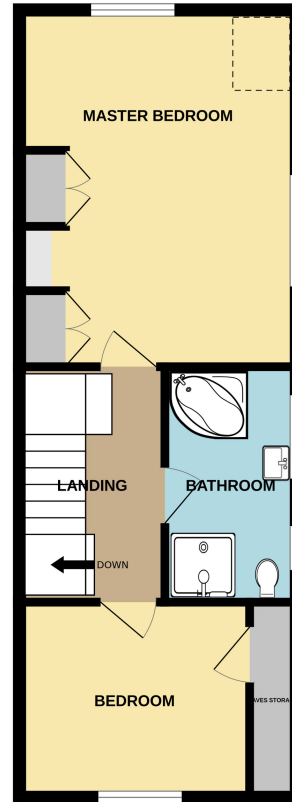
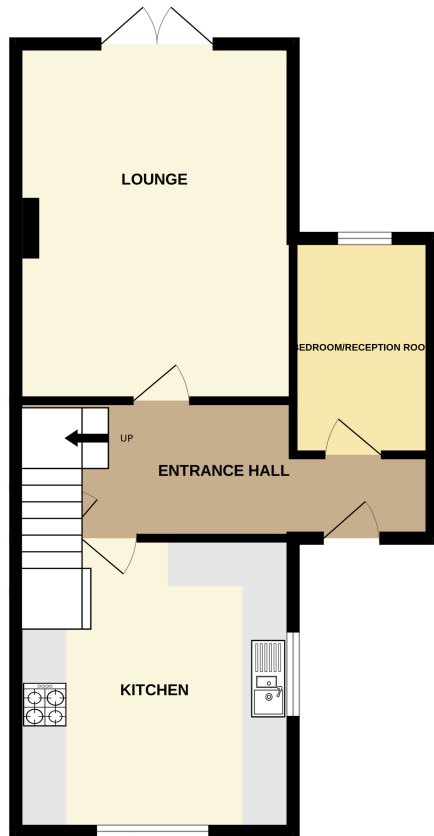


FLOORPLAN



GROUND FLOOR

1ST FLOOR



WALTON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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