



10 Caldbeck Close, Gunthorpe PE4 7NF

£250,000



*** NO ONWARD CHAIN *** " Located in a cul de sac location, this three bedroom detached home is just a short distance away from bus stops, a primary school and shops. The home itself features an entrance hall, open plan lounge/diner which is fantastic for entertaining, conservatory, kitchen, 3 bedrooms, bathroom, garage and a driveway. Viewings are highly recommended to appreciate the space and location of this fantastic home. EPC Energy Rating - C/Council Tax Band - C "

ENTRANCE HALL

5' 8" x 12' 4" (1.73m x 3.76m) (approx) Door to side, window to front, understairs cupboard and stairs to first floor.

LOUNGE / DINER

8' 5" (min) x 20' 2" (max) (2.57m x 6.15m) (L-Shape) (approx) Window to front and radiator. French doors to conservatory.

CONSERVATORY

9' 4" x 11' 7" (2.84m x 3.53m) (approx) (irregular shape) French doors to rear, windows to side and rear.

KITCHEN

8' 5" (min) (2.57m) 11' 5"(max) x 8' 9"(max) (3.48m x 2.67m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with drainer unit with mixer tap over, plumbing for a washing machine, space for a cooker, space for a slimline dishwasher and integrated fridge/ freezer. UPVC double glazed window to rear.

FIRST FLOOR LANDING

Loft access and cupboard with boiler enclosed.

BEDROOM 1

8' 4" x 11' 3" (2.54m x 3.43m) (approx) Window to rear and radiator.

BEDROOM 2

8' 1" x 11' 1" (2.46m x 3.38m) (approx) Window to front and radiator.

BEDROOM 3

6' 3" x 8' 1" (1.91m x 2.46m) (approx) Window to front , radiator and overstairs storage.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

There is a driveway at the side. The rear garden has decking and is laid to lawn.

GARAGE

A single garage with door to front and door to side.

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+)	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			
		72	86

England, Scotland & Wales
EU Directive 2002/91/EC

