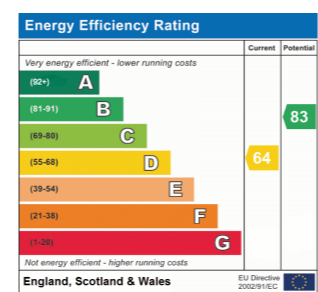




Popes Lane, Warboys PE28 2RN

£305,000

- Semi Detached Character Property
- Three Bedrooms
- En Suite Cloakroom
- Living Room And Sun Room
- Kitchen/Dining Room
- Four Piece Family Bathroom
- Beautiful Mature Rear Garden
- Garage And Car Port



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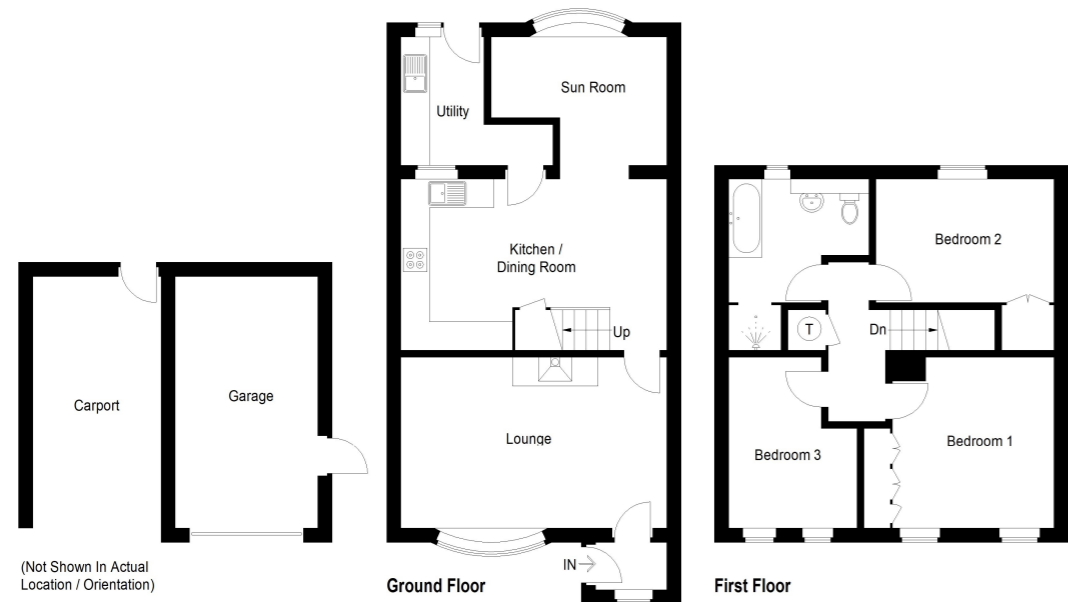
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Approximate Gross Internal Area = 111.5 sq m / 1200 sq ft  
 Garage = 16.3 sq m / 175 sq ft  
 Total = 127.8 sq m / 1375 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID977611)  
 Housepix Ltd



## UPVC Double Glazed Door To

### Entrance Porch

Double glazed window to front aspect, radiator, laminate flooring, coving to ceiling.

### Living Room

18' 2" x 11' 4" (5.54m x 3.45m)

Double glazed window to front aspect, coving to ceiling, radiator, central brick built fireplace with timber bressumer over and inset wood burning stove.

### Kitchen/Dining Room

19' 3" x 11' 9" (5.87m x 3.58m)

Double glazed window to rear, fitted in a range of base, wall and drawer units, complementing tiling, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with cooker hood over, under stairs storage cupboard, stairs to first floor, radiator, opening to

### Sun Room

12' 1" x 8' 10" (3.68m x 2.69m)

Double glazed window to rear aspect, radiator.

### Utility Room

7' 8" x 5' 8" (2.34m x 1.73m)

UPVC double glazed door and window to rear aspect, poly carbonate roofing, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine.

### First Floor Landing

Access to loft space, built in cupboard housing hot water cylinder.

### Bedroom 1

13' 3" x 12' 2" (4.04m x 3.71m)

Two double glazed windows to front aspect, coving to ceiling, a range of furniture providing storage space.

### Bedroom 2

12' 6" x 8' 5" (3.81m x 2.57m)

Double glazed window to rear aspect, radiator.

## En Suite Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin.

## Bedroom 3

12' 0" x 9' 1" (3.66m x 2.77m)

Two double glazed windows to front aspect, coving to ceiling, radiator.

## Family Bathroom

Double glazed window to rear aspect, fitted in a four piece suite comprising low level WC, wash hand basin, free standing roll top bath with mixer tap shower attachment, shower enclosure with independent shower unit fitted over, complementing tiling, tiled flooring, radiator.

## Outside

The front garden is enclosed by a low level wall with mature planting, rose bush, outside lighting. The rear garden is mature with a high degree of privacy with a patio seating area, laid to lawn with well stocked borders, outside lighting and tap, garden shed, wood store, storage area with door through to **Car Port**, personal side door to **Single Garage** with up and over door, power and lighting

## Agents Note

The property is subject to a Flying Freehold. The property has a right of way over the neighbouring driveway leading to the garage and carport.

## Tenure

Freehold  
 Council Tax Band - C



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