



95 Hallfields Lane, Gunthorpe PE4 7YN

£230,000



*** NO ONWARD CHAIN *** " Guide price of £230,000 - £240,000 for this 3 bedroom semi detached home located in a popular area of Gunthorpe, which awaits it's new owner. Featuring a 30ft garage (approx), 2 reception areas, kitchen, utility, WC, 3 bedrooms and a bathroom. It is conveniently located near a bus stop and corner shop. Viewings are highly recommended. Council tax band - A / EPC Rating - D "

ENTRANCE

Door to front, radiator and stairs to first floor.

LOUNGE

16' 6"(max) (5.03m) 13' 5" (min) x 14' 0" (max) (4.09m x 4.27m)(approx)
UPVC double glazed window to front, fireplace and radiator.

KITCHEN

14' 2" x 7' 8" (4.32m x 2.34m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker and microwave, radiator.

DINING ROOM

13' 9" x 7' 5" (4.19m x 2.26m) (approx) French doors to rear and radiator.

INNER HALL

5' 0" (1.52m) 4' 8"(min) x 6' 0"(max) (1.42m x 1.83m) (approx) Door to side, cupboard with boiler enclosed.

WC

4' 9" x 2' 5" (1.45m x 0.74m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and heated towel rail. Window to side.

UTILITY AREA

Plumbing for a washing machine and space for a tumble dryer. Window to rear.

FIRST FLOOR LANDING

Window to side.

BEDROOM 1

7' 4" (min) (2.24m) 9' 8" (into wardrobe) x 13' 3" (max) (2.95m x 4.04m) (approx) Window to rear, cupboard and radiator.

BEDROOM 2

8' 8" (min)(2.64m) 13' 5" (max) x 12' 1"(max) (4.09m x 3.68m) (approx)
Window to front, built in wardrobes and radiator.

BEDROOM 3

7' 3"(min) x 10' 7" (max) (2.21m x 3.23m) 8' 6" (max) (2.21m) 10' 7"(L-Shape) (approx) Window to front.

BATHROOM

6' 2" x 5' 5"(max) (1.88m 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. Window to rear.

OUTSIDE

The front of the property is mainly gravelled. Shared access at side to the garage.

GARAGE

Tandem

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.

