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Price Guide
£159,950

EPC Rating: C

6 Chapel Mews, Cherry Lane

Wooton, Ulceby, North Lincolnshire, DN39 6RL

2 Bedroom Semi Detached House



✓ NO UPWARD CHAIN

✓ SPACIOUS MAIN LIVING ROOM & REAR CONSERVATORY

✓ ATTRACTIVE FITTED KITCHEN DINER

✓ 2 GENEROUS DOUBLE BEDROOMS

✓ STYLISH FITTED BATHROOM

✓ PRIVATE ENCLOSED GARDEN



11 King Street, Barton upon Humber, North Lincolnshire,
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A superb modern semi-detached house, quietly positioned within the highly desirable semi-rural village of Wootton. The well-presented and proportioned accommodation thought ideal for a first time buyer briefly comprises front entrance hallway, cloakroom, attractive fitted dining kitchen and fine main living room with access to a spacious rear conservatory. The first floor provides 2 generous double bedrooms with a handy storeroom leading off the landing and a stylish fitted bathroom. Enjoying a low maintenance rear garden with gated access leading to allocated off street parking to the rear.

FRONT ENTRANCE HALL

Measures approx. 1.85m x 1.11m (6' 1" x 3' 8"). Includes a uPVC double glazed entrance door with inset patterned glazing, oak style laminate flooring, dado railing, wall to ceiling coving and internal doors which allow access through to;

ATTRACTIVE FITTED DINING KITCHEN

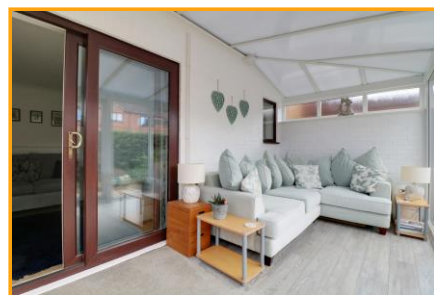
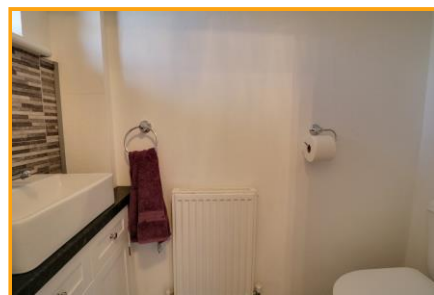
Measures approx. 2.71m x 3.88m (8' 11" x 12' 9"). With a front uPVC double glazed window. The kitchen enjoys a range of light shaker style low level units, drawer units and wall units with brushed aluminum style pull handles, a laminate working top surface with attractive tiled splash backs incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, a range of integral appliance including a fridge freezer, plumbing for an automatic washing machine, built-in electric Candy oven with four ring matching gas hob with overhead chrome canopied extractor fan with downlighting, wall to ceiling coving, ceiling spotlights and vinyl flooring.

CLOAKROOM

Includes a front uPVC double glazed window with frosted glazing, a two piece suite in white comprising a rectangular wash hand basin with storage units beneath with tiled splash back and a low flush WC and continuation of vinyl flooring.

SPACIOUS MAIN LIVING ROOM

Measures approx. 3.28m x 5.96m (10' 9" x 19' 7"). With a rear uPVC double glazed window, a further uPVC double glazed sliding door allowing access to the rear conservatory, a traditional single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel post, continuation of laminate flooring, dado railing, wall to ceiling coving, a feature electric log effect fire on a projecting marbled hearth with oak mantel and TV input.



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REAR CONSERVATORY

Measures approx. 2.30m x 4.79m (7' 7" x 15' 9"). With a polycarbonate slightly hipped and pitched lean to roof, surrounding uPVC double glazed window with sliding uPVC doors allowing access to the rear garden, laminate flooring and with electric supply.



FIRST FLOOR LANDING

Measures approx. 1.98m x 2.25m (6' 6" x 7' 5"). Provides loft access, a handy storage room, wall to ceiling coving and internal doors which allow access to;



REAR DOUBLE BEDROOM 1

Measures approx. 3.28m x 3.61m (10' 9" x 11' 10"). With a rear uPVC double glazed window, dado railing and wall to ceiling coving.



FRONT DOUBLE BEDROOM 2

Measures approx. 2.70m x 3.61m (8' 10" x 11' 10"). With a front uPVC double glazed window and wall to ceiling coving.



STOREROOM

Measures approx. 2.23m x 1.19m (7' 4" x 3' 11"). Which houses a gas combi Ferroli boiler, a working top surface, power and lighting.

STYLISH FITTED BATHROOM

Measures approx. 1.68m x 2.25m (5' 6" x 7' 5"). With a front uPVC double glazed window with frosted glazing and a three piece suite comprising a tiled panelled bath with overhead chrome and main shower, a low flush WC with adjoining vanity wash hand basin with storage units beneath and tiled walls, panelling to the ceiling with inset ceiling spotlights and cushioned flooring.



GROUNDS

The front of the property provides off street parking and access leads down the side of the property via a secure side gate to a fully enclosed courtyard style garden with boundary walling, a variety of planted shrubs, a patio seating area and secure rear access leads to allocated parking. There is a timber built storage shed which is enclosed within a further walled area.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a modern gas fired central heating boiler to radiators.

DOUBLE GLAZING

The property benefits from uPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

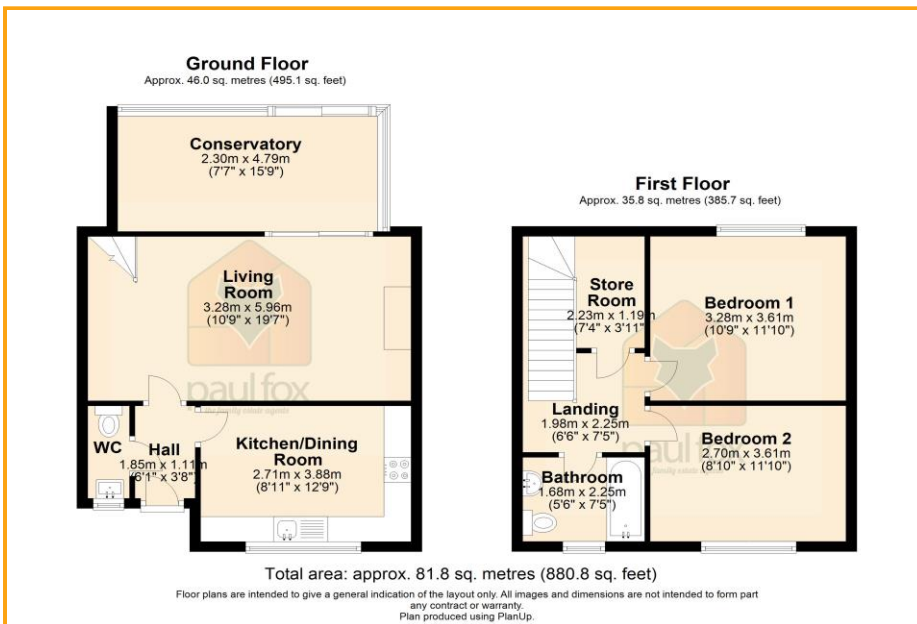
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