

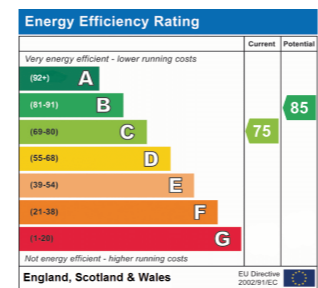


Drury Lane, Colne PE28 3NB

£300,000



- End Terrace Property
- Three Bedrooms
- Re-Fitted Shower Room
- Stunning Kitchen/Breakfast Room
- Living/Dining Room
- Garage En Bloc
- Beautiful Field Views To The Rear
- Highly Sought After Cambridgeshire Village
- Ideal First Time Purchase



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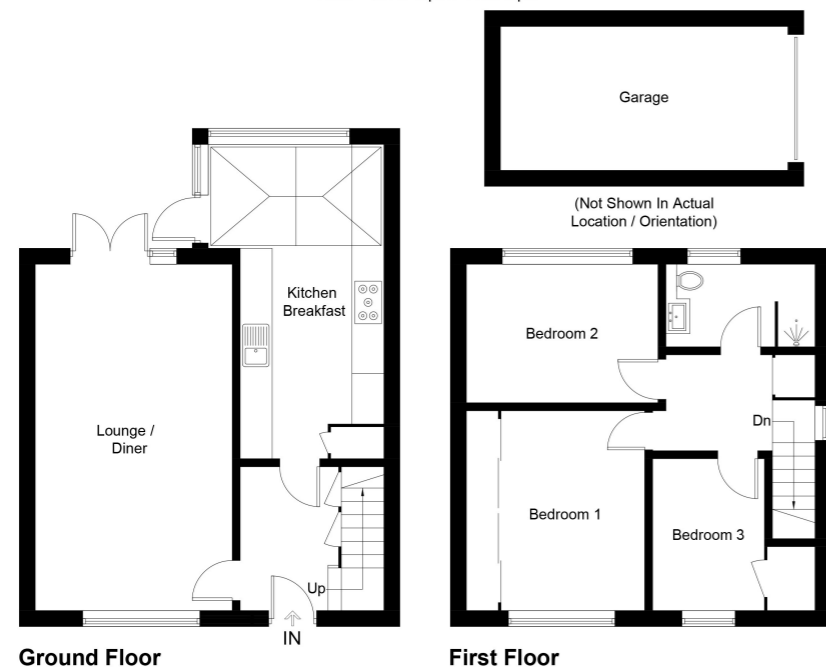
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Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 107.7 sq m / 1159 sq ft



Ground Floor

First Floor

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. (ID1156231)
Housepix Ltd

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UPVC Double Glazed Door To

Entrance Hall

9' 3" x 8' 9" (2.82m x 2.67m)

Coving to ceiling, stairs to first floor, bespoke understairs storage cupboard, contemporary style vertical radiator, tiled flooring.

Living Room/Dining Room

21' 3" x 12' 11" (6.48m x 3.94m)

A double aspect room with double glazed windows to front aspect and double glazed window to rear aspect with integrated blind, double glazed French doors to rear with integrated blinds, radiator, coving to ceiling, contemporary style vertical radiator.

Kitchen/Breakfast Room

19' 11" x 10' 9" (6.07m x 3.28m)

Double glazed windows to rear, UPVC double glazed door to side, fitted in a range of base and wall mounted units with complementing granite work surfaces and up-stands with three pop-up sockets, drawer units, wine rack, single drainer sink unit with mixer tap, space and plumbing for washing machine, integrated dishwasher, space and plumbing for American style fridge freezer, integrated electric oven and induction hob with glass back plate and cooker hood over, vaulted roof line, recessed downlighters, contemporary style radiator, tiled flooring, storage cupboard with coats hanging space and space for tumble dryer.

First Floor Landing

Double glazed window to side aspect, access to loft space, recessed downlighters, cupboard housing gas Combi central heating boiler and shelving.

Bedroom 1

12' 11" x 8' 9" (3.94m x 2.67m)

Wardrobes with hanging, shelving and sliding doors, coving to ceiling, recessed downlighters, radiator.

Bedroom 2

11' 9" x 8' 7" (3.58m x 2.62m)

Double glazed window to rear aspect, radiator.

Bedroom 3

9' 3" x 6' 8" (2.82m x 2.03m)

Double glazed window to front aspect, coving to ceiling, radiator, built in wardrobe.

Family Shower Room

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower cubicle with drench style shower head, hand held attachment with glazed screen, full complementing tiling, vertical radiator, tiled flooring, recessed downlighters, extractor.

Outside

To the front of the property a pathway leads to the front door with an area laid to lawn, slate decorative bed and outside lighting. Side gated access leads to the enclosed rear garden with patio seating area, outside lighting, outside tap and laid to lawn. A **Single Garage** is located near by en bloc with up and over door.

Tenure

Freehold

Council Tax Band - C



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