

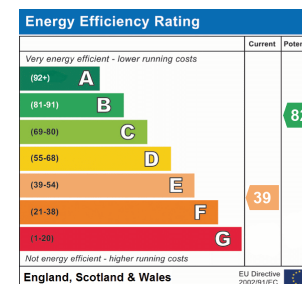


Humberdale Way, Warboys PE28 2TP

Guide Price £250,000



- Beautifully Presented Family Home
- Re-Fitted Kitchen And Bathroom Suite
- Re-Fitted Downstairs Cloakroom
- UPVC Double Glazing
- Corner Plot Position
- Private Driveway
- Popular Village Location
- No Forward Chain



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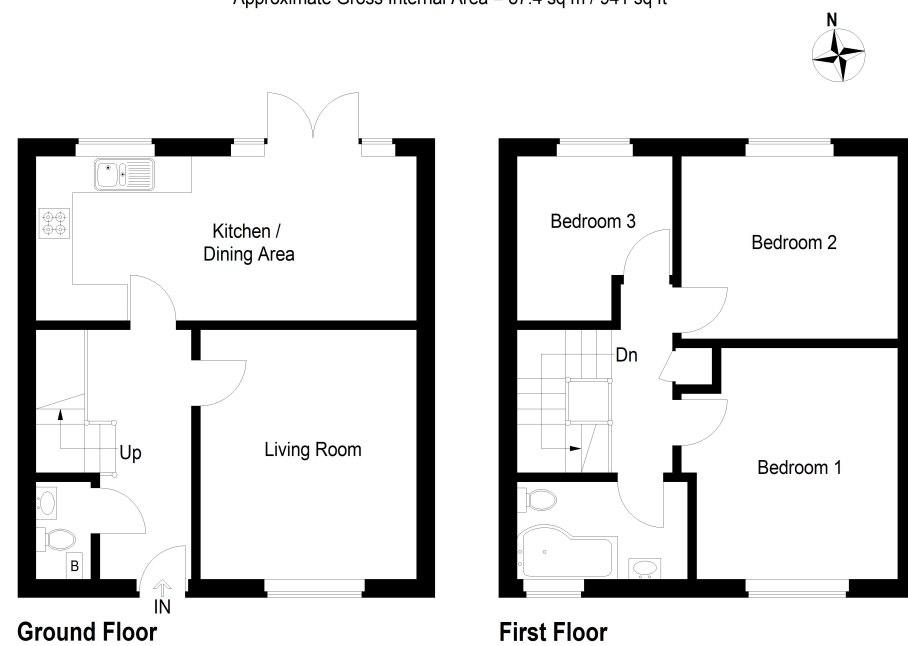
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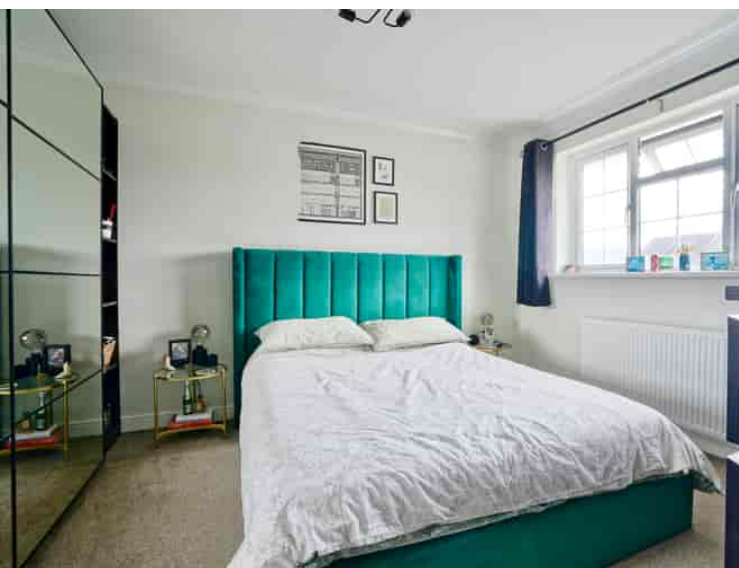
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Approximate Gross Internal Area = 87.4 sq m / 941 sq ft



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. (ID1220439)
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UPVC Fan Light Panel Door To

Entrance Hall

13' 11" x 9' 2" (4.24m x 2.79m)

Stairs to first floor with understairs recess, double panel radiator, laminate flooring, inner door to

Cloakroom

Re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, chrome heated towel rail, laminate flooring, wall mounted gas fired central heating boiler serving hot water system and radiators, recessed lighting.

Sitting Room

13' 1" x 11' 6" (3.99m x 3.51m)

UPVC window to front aspect, double panel radiator, cornicing to ceiling.

Kitchen/Dining Room

20' 4" x 9' 2" (6.20m x 2.79m)

UPVC French doors to garden terrace and UPVC window to rear, laminate flooring, central dividing peninsular unit, re-fitted in a range of base and wall mounted cabinets with work surfaces and splashbacks, integral electric oven and ceramic hob with suspended extractor unit fitted above, appliance spaces, integrated automatic dishwasher, drawer units, pan drawers, single drainer stainless steel single drainer sink unit with directional mixer tap, fridge freezer, double panel radiator.

First Floor Landing

Access to loft space, airing cupboard, shelved storage cupboard.

Bedroom 1

10' 11" x 10' 6" (3.33m x 3.20m)

UPVC window to front aspect, radiator, coving to ceiling.

Bedroom 2

11' 6" x 9' 10" (3.51m x 3.00m)

Double panel radiator, UPVC window to rear aspect, coving to ceiling.

Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m)

UPVC window to garden aspect, laminate flooring, double panel radiator, recessed lighting, coving to ceiling.

Family Bathroom

9' 6" x 5' 10" (2.90m x 1.78m)

Re-fitted in a three piece contemporary white suite comprising low level WC, panel 'P' shaped bath with folding shower screen, mixer tap and independent shower unit fitted over, UPVC window to front aspect, vanity wash hand basin with mixer tap and drawer unit storage, recessed lighting, decorative vinyl floor tiling, heated towel rail, extensively re-tiled and well appointed, recessed lighting.

Outside

The frontage is lawned and stocked with ornamental evergreen shrubs. The rear garden is pleasantly arranged and positioned on a corner plot with an area of lawn, a pleasant seating area and a timber shed and access to the side which could offer off road parking provision with some re-arrangement. Enclosed by panel fencing offering a good degree of privacy and further gated access to the side.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Service Charge - £108.00 per annum

Council Tax Band - B

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