



**Bradegate Drive, Dogsthorpe PE1 4SP**

**£240,000**



\*\*\* CUL DE SAC LOCATION \*\*\* "The ideal first time buy or family home! Offering a fantastic amount of living space, this detached home briefly comprises of an entrance hall, living room, dining room, spacious kitchen, cloakroom, conservatory, integral garage, 3 bedrooms and bathroom! Council Tax Band - C / EPC Energy Rating - D "



## ENTRANCE HALL

Door to front, stairs to first floor and radiator.

## W/C

2' 7" x 5' 4" (0.79m x 1.63m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front and radiator.

## LIVING ROOM

11' 0" (min) (3.35m) 13' 9" (max) x 12' 9" (4.19m x 3.89m) (approx) Window to front and radiator.

## KITCHEN

17' 1" x 9' 5" (5.21m x 2.87m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for washing machine, space for undercounter fridge, space for cooker, space for freestanding fridge / freezer and integrated dishwasher. Door to rear, two windows to rear, cupboard and access to loft.

## DINING ROOM

9' 6" x 7' 2" (2.90m x 2.18m) (approx) Sliding doors to:

## CONSERVATORY

9' 2" x 9' 7" (2.79m x 2.92m) (approx) French doors to side, windows to rear and sides.

## FIRST FLOOR

Window to side, cupboard and access to loft.

## BEDROOM ONE

9' 9" (max) (2.97m) 8' 4" (min) x 12' 3" (Into wardrobe) (2.54m x 3.73m) (approx) Window to front, radiator and built in wardrobe.

## BEDROOM TWO

9' 9" (max) (2.97m) 7' 5" (min) x 11' 6" (2.26m x 3.51m) (approx) Window to rear and radiator.

## BEDROOM THREE

7' 8" x 7' 3" (2.34m x 2.21m) (approx) Window to front and radiator.

## BATHROOM

6' 1" x 7' 2" (1.85m x 2.18m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear.

## INTEGRAL GARAGE

16' 3" x 7' 7" (4.95m x 2.31m) (approx) Wall mounted boiler.

## OUTSIDE

The front offers parking.

## 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.

