



Oaklands Avenue, Wistow PE28 2QF

Guide Price £240,000



- Well Presented Semi Detached Home
- Two Double Bedrooms
- Re-Fitted Shower Room
- Re-Fitted Kitchen With Pantry
- Gas Radiator Heating
- Mature Gardens And Ample Parking Provision
- Stunning Open Field And Woodland Views
- Desirable Village Location

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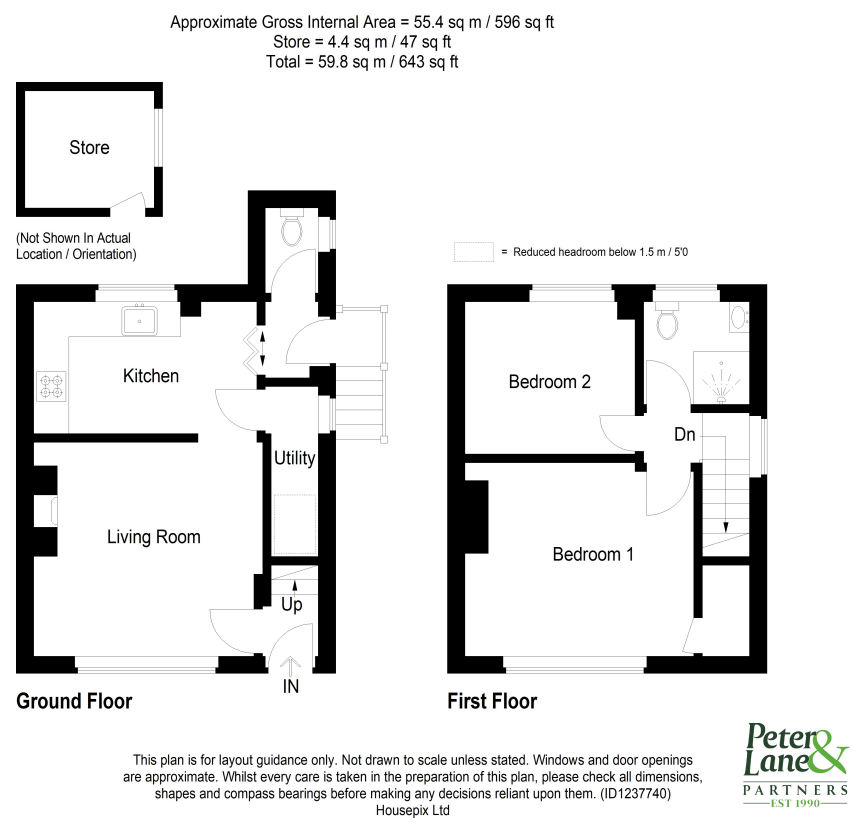
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Integral Storm Canopy Over

Composite glazed panel door to

Entrance Hall

Victoriana decorative tiling, double panel radiator, coats hanging area, stairs to first floor.

Sitting Room

12' 4" x 12' 2" (3.76m x 3.71m)

UPVC window to front aspect, TV point, telephone point, laminate flooring, recessed lighting, central fireplace recess with decorative ceramic tiled hearth and inset wood burner, double panel radiator.

Kitchen

12' 11" x 7' 7" (3.94m x 2.31m)

Re-fitted in a contemporary range of handleless grey toned base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, integral stainless steel electric oven and integral gas hob with suspended stainless steel extractor fitted above, recessed lighting, under unit lighting, plumbing for automatic dishwasher, drawer units, pan drawers, single drainer one and a half bowl Franke sink unit with directional mixer tap, ceramic tiled flooring, contemporary vertical radiator, space for fridge freezer, walk-in pantry with UPVC window to side, storage and shelving.

Rear Entrance Hall

Ceramic tiled flooring, glazed composite door to rear aspect, double panel radiator.

Cloakroom

Fitted with low level WC, ceramic tiled flooring, single panel radiator, UPVC window to side aspect, wall mounted gas fired central heating boiler serving hot water system and radiators.

First Floor Landing

Double panel radiator, UPVC window to side aspect, access to insulated loft space.

Bedroom 1

13' 5" x 10' 7" (4.09m x 3.23m)

UPVC window to front aspect, double panel radiator, laminate flooring, recessed lighting, central fireplace recess, walk-in wardrobe with hanging and storage

Bedroom 2

9' 10" x 9' 2" (3.00m x 2.79m)

UPVC window to rear aspect, double panel radiator, recessed lighting.

Shower Room

6' 3" x 5' 11" (1.91m x 1.80m)

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and tiling, UPVC window to rear aspect, double panel radiator, wall mounted vanity mirror, extractor, screened shower enclosure with independent shower unit fitted over.

Outside

The front garden is lawned and fronts a pleasant area of green with plenty of on-street parking provision close by (subject to availability). Gated access extends to the rear garden which is pleasantly arranged, lawned with a raised composite deck, a useful brick built store and is enclosed by a combination of panel fencing enjoying stunning open field views over farmland and woodland.

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

Council Tax Band - B

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