



10 Easenby Close, Swanland, HU14 3NP

Asking Price £219,950





# 10 Easenby Close

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- CHARACTER BUNGALOW
- DRIVEWAY AND GARAGE
- COSMETIC UPGRADE POTENTIAL
- LARGE ROOMS
- NO ONWARD CHAIN
- SOUTH FACING GARDENS
- 2 DOUBLE BEDROOMS
- DISCREET CUL-DE-SAC SETTING
- VIEWING ADVISED

CHARACTER BUNGALOW SET UPON A PRIVATE AND GENEROUS PLOT.

Stanford Grays take great delight in presenting to the market this bungalow of great external appeal and scope for cosmetic improvement.

Benefiting from a quiet and peaceful cul-de-sac location in the highly regarded development of Easenby Close, in close proximate to all the amenities and services that Swanland village centre has to offer.

Rarely presented for sale and offering a purchaser scope to enhance and improve and establish their own taste and style in the property and being offered to the open market with No Forward Chain.

Well-presented living accommodation comprises; Entrance Hall leading up to a Reception Lounge, Breakfast Kitchen and Utility Room. Two large bedrooms and a main bathroom feature with Cloakroom W.C. also.

Externally the property offers great privacy throughout with generous South facing gardens and ample provision for parking provided via a dedicated driveway and garaging.

Comes recommended for further internal inspection to appreciate the character appeal and peaceful setting within the village.



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## ENTRANCE

A welcoming entrance to this versatile bungalow home conveniently positioned in the heart of Swanland village and offering some scope for further cosmetic improvement. The entrance hallway provides access to inner hallway with bedroom accommodation and a small stair rise leading to further hallway area giving access to kitchen and reception spaces.

## CLOAKROOM / W.C

With double glazed privacy window to the front elevation, corner Ideal Standard sink unit and low flush w.c.

## BEDROOM ONE

With double glazed window to the private front outlook, of an excellent size with space for double bed and freestanding bedroom furniture.

## HALLWAY

With double storage cupboards, providing access to bedroom two and bathroom.

## BEDROOM TWO

With double glazed window to the front outlook and of double bedroom proportions.

## BATHROOM

With panelled bath, electric wall mounted shower console and showerhead, pedestal wash hand basin, low flush w.c and tiling to splashbacks.

## INNER HALLWAY

Steps lead up to inner hallway with deep double storage cupboard.

## RECEPTION LOUNGE

Suitably sized to accommodate furniture suite, with traditional detailing provided via decorative dado and coving, granite fireplace with hearth and surround and decommissioned gas fire insert (not operational). To the South facing garden orientation French doors with additional fret window detailing either side lead to a patio terrace, enjoying good levels of natural daylight with private outlook and view.

## DINING KITCHEN

With traditional Shaker style wall and base units with contrasting work surface over, tiling to splashback, Stoves low level oven and four ring gas hob, space and provision for washing machine and white goods, tiling to splashbacks and floor coverings. To the alternate room length a dedicated /dining area features, with French doors leading to the South facing rear garden. Leads into...

## UTILITY ROOM

Providing further storage with roll edge work surface, space and plumbing for washing machine and additional white goods also, tiled floor coverings and loft access point.

**OUTSIDE**

Easenby Close itself remains within the heart of Swanland village with a range of services and amenities remaining a short distance walk away. The immediate setting offers a number of low level converted and traditionally styled bungalow homes, offering a discreet position with the benefit of private front garden with pathway leading to property entrance.

Gated access leads to the South facing rear garden where a patio terrace extends from the immediate building footprint, with a laid to lawn grass section, established planting, shrubbery and borders, with brick pillars boundary wall to the rear and boarded fencing to sides offering complete privacy and seclusion.

**GARAGE**

The bungalow offers dedicated garaging, with driveway access, up & over garage door, full power and lighting.

**FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

**SERVICES**

(Not Tested Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

**TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

**WEBSITES**

[www.stanifords.com](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://www.vebra.co.uk)

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The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

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These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

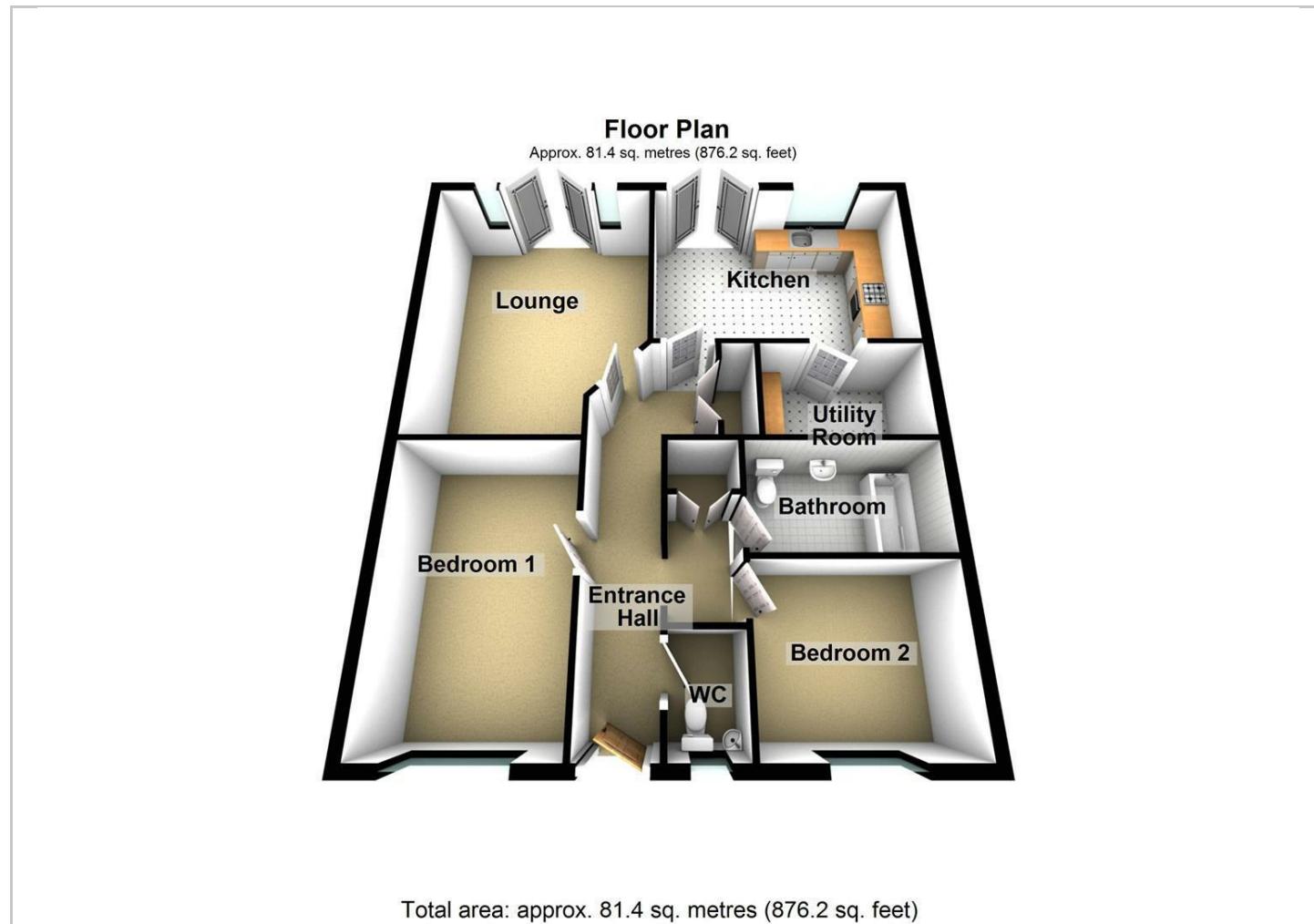
**FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

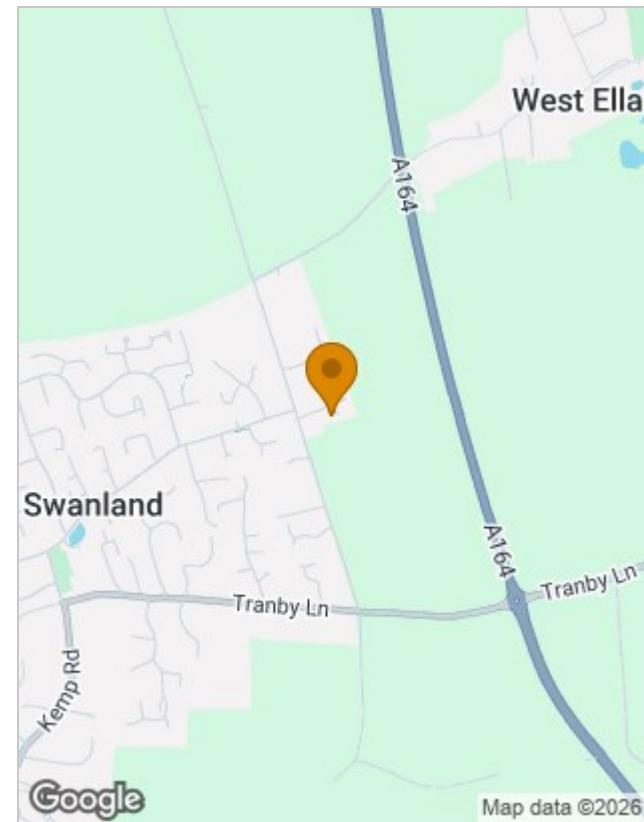




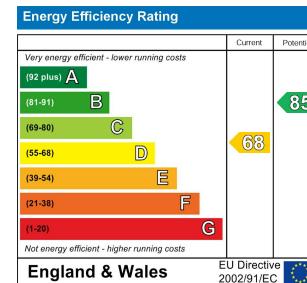
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.