



School Lane,

Bonby, Lincolnshire, DN20 0PP

£140,000



NO UPWARD CHAIN.

This extended 2 bedroom semi detached home is situated in the sought after Woldside village of Bonby and in addition to the 3 car reception drive includes a single brick GARAGE. The generous accommodation briefly includes a 17 foot 11 inch dual aspect Lounge, well appointed Breakfast kitchen and a separate Dining/Garden room linking to the enclosed rear gardens. The 2 double bedrooms are served by a Bathroom with both bath and separate shower enclosure. An excellent first time buyer or investor opportunity.

ENTRANCE

A upvc door opens to the entrance Lobby with radiator, telephone point and stair to the first floor.

LOUNGE

17'11" max x 13'1" max (5.48m max x 4.00m max)



A generous double aspect room with upvc double glazed window to the front and 2 matching windows to the side aspect, radiator, coving, deep walk-in store and tv aerial point.

BREAKFAST KITCHEN

13'0" x 9'11" (3.98m x 3.03m)



Appointed with a range of white fronted high and low units with contrasting granite style tops to include inset single stainless steel sink unit with 3 cupboards under, space and plumbing for an automatic washing machine, wall mounted gas fired boiler, an additional 3 base units together with a further 4 units at eye level, electric cooker, tiled splash area, serving hatch, slate effect tiled floor, radiator, upvc double glazed window, side entrance door and multi pane door to

DINING/GARDEN ROOM

11'3" x 9'6" (3.44m x 2.91m)



Connecting to the rear enclosed garden via double glazed patio doors and including oak flooring, coving, radiator and tv aerial point.

LANDING

With upvc double glazed window and access to the roof space.

BEDROOM 1

11'3" x 9'10" (3.45m x 3.02m)



A forward facing double room with upvc double glazed window and radiator.

BEDROOM 2

13'1" x 10'2" (3.99m x 3.11m)



A rear facing double room with upvc double glazed window and radiator.

BATHROOM

9'10" x 6'4" (3.00m x 1.94m)



Appointed with a modern suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath, quadrant shower enclosure, marbled tiling to splash and shower areas, chrome towel radiator and upvc double glazed window.

OUTSIDE



The property is fronted by a neat open plan lawn area and a concrete 3 car side drive leads to the semi detached brick built SINGLE GARAGE with up and over door, window and side personel door. A high timber gate opens to the enclosed rear where a flagged patio overlooks a lawned garden with further flagged seating area.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Brr Law, Bridge McFarland and Mason Baggott and Garton. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

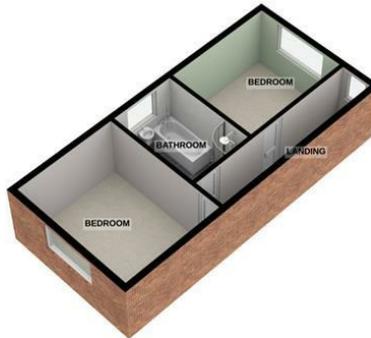
VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

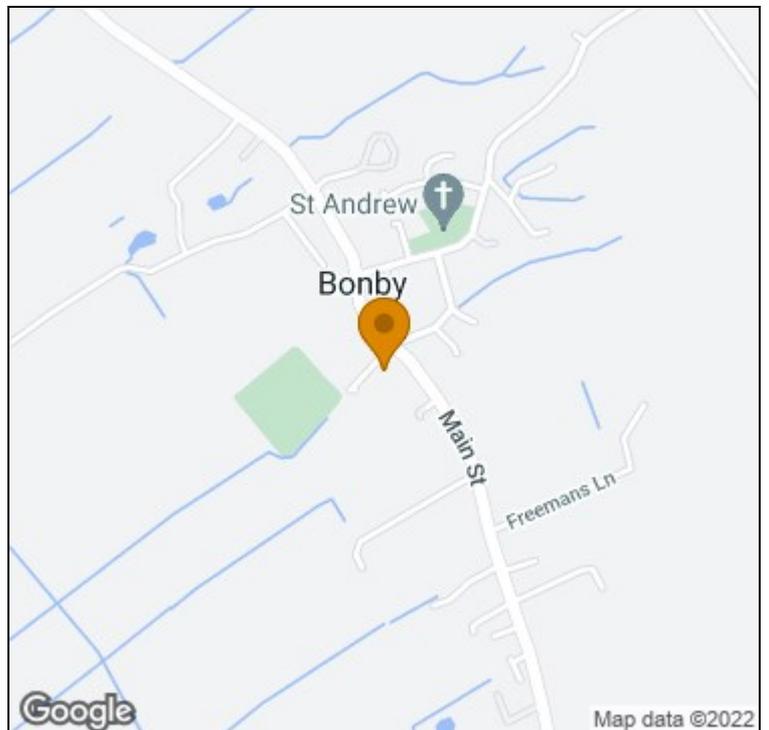
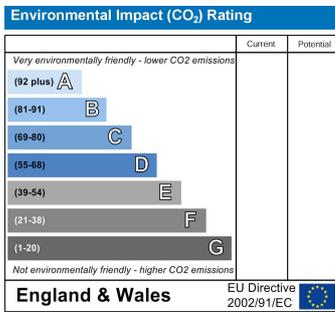
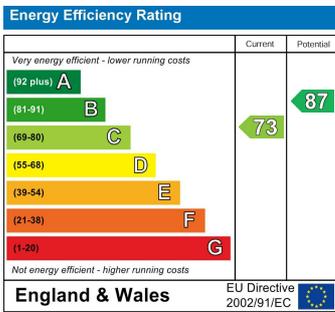


1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022



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