



48 School Road
Newborough PE6 7RG
£285,000



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This amazing semi detached house enjoys a popular village location and demands to be viewed as soon as possible. Immaculate throughout, the property is spacious, tastefully decorated and offers a chance to buy a home seldom available in this area with the village amenities nearby including a pharmacy, convenience store, public house and Newborough Primary School.

The accommodation comprise; Entrance Lobby and Study Area leading through to a 4.64m x 4.59m Lounge with windows to two aspects, the well appointed Kitchen Breakfast Room has integrated appliances, peninsular breakfast bar and includes the stairs to the first floor. A rear Lobby gives access to the rear Garden and leads to a Cloakroom W.C.

The First Floor Landing leads to a Main Bedroom with built in wardrobes and an attractive Ensuite Shower Room. There are two further good size Bedrooms and a family Bathroom complementing the Ensuite's ceramic tiling and fitments.

Outside are enclosed gardens front and rear. There is a single Garage with access into the rear Garden and a driveway parking space.

Viewing of this amazing home is strongly recommended.

Tenure Freehold
Council Tax B





Entrance Lobby/Study

Lounge

15'2" x 15'0" (4.64m x 4.59m)
Windows to two aspects, inset spotlights to ceiling.

Kitchen Breakfast Room

15'0" x 11'0" (4.59m x 3.36m)
Fitted with numerous base and eye level kitchen units, peninsular breakfast bar, integrated electric oven with a gas hob and hood above, fridge freezer, plumbing for a washing machine, ceramic tiled worktop splashbacks and floors, stairs to the first floor Landing, opening through to

Rear Lobby

Storage cupboard, ceramic tiled floor, door to the rear Garden

Cloakroom W.C.
ceramic tiled floor

Landing

Storage cupboard, doors to

Bedroom 1

10'0" x 12'1" (3.05m x 3.70m)
Built in double wardrobe.

Ensuite Shower Room

Ceramic tiled flooring and walls complementing the Family Bathroom.

Bedroom 2

10'5" x 8'3" (3.18m x 2.52m)

Bedroom 3

10'4" x 5'11" (3.15m x 1.82m)
Built in single wardrobe.

Family Bathroom

Ceramic tiled flooring and walls complementing the Ensuite Shower Room

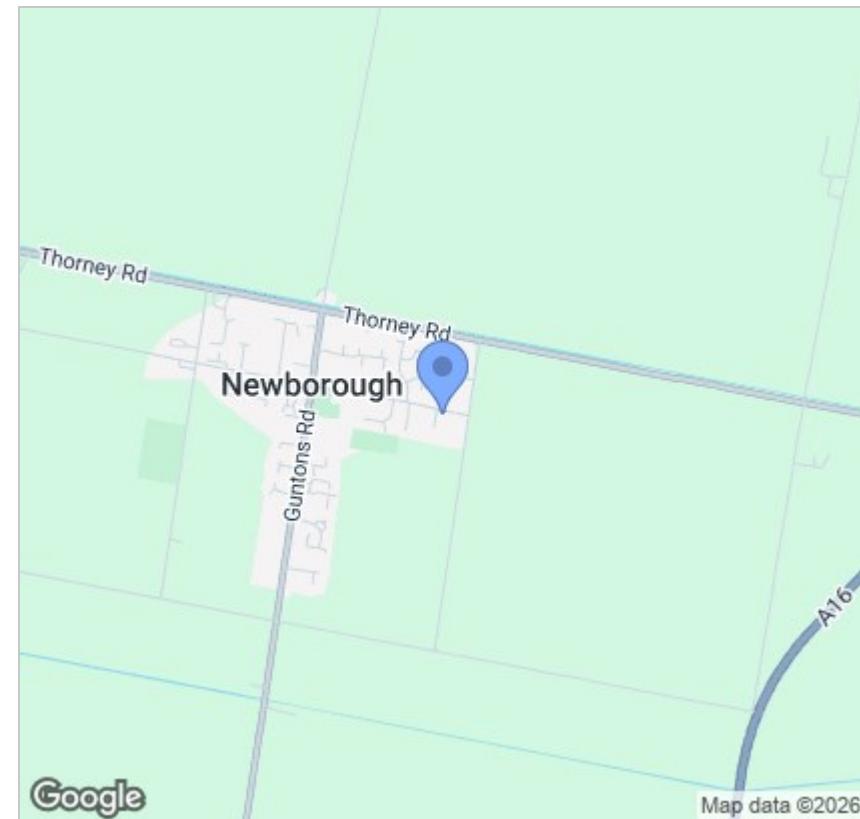
Outside

To the front of the property is lawn garden enclosed by a picket fence with pedestrian access to the front door. There are two access points to the rear Garden which is laid to lawn with a patio area and path leading to personnel door giving access to a good size single Garage reached by a side drive way and giving a parking space to the front of it.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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