



## 1 Sowers Lane, Winterton

£250,000 Freehold

Spacious detached bungalow • Large well-maintained garden • Private fenced and patio outdoor spaces • Off-road parking • Secure gated access • Modern open plan kitchen area • Abundant natural light throughout • Modern bathroom with separate shower and bath-tub • Stone and brick feature fireplaces • Solar panels for energy efficiency



**paul fox**  
the family estate agents



**\*\* WELL ESTABLISHED RESIDENTIAL AREA \*\* GENEROUS CORNER PLOT \*\***

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



### **Front Entrance Hallway**

Includes a uPVC double glazed entrance door with frosted glazing with adjoining side lights, wall to ceiling coving, built-in storage cupboard and doors leading off to;

### **Main Front Lounge**

14' 2" x 11' 6" (4.32m x 3.51m)

With a dual aspect including front and rear uPVC double glazed windows, a feature gas coal effect fireplace, TV input and an opening leads through to;

### **Dining Area**

14' 1" x 9' 10" (4.29m x 3.00m)

With a side uPVC double glazed window and wall to ceiling coving.



### **Kitchen**

11' 2" x 9' 6" (3.40m x 2.90m)

With a side uPVC double glazed window and a range of red fronted low level units, drawer units and walls units with a patterned working top surface including a single stainless steel sink unit with block mixer tap and drainer to the side, space for a free standing cooker, plumbing for a washing machine, space for an undercounter fridge freezer, oak style vinyl flooring, extractor fan, a serving hatch leads through to the dining area and an opening leads through to;

### **Utility Room**

8' 4" x 10' 10" (2.54m x 3.30m)

With a side uPVC double glazed door and an adjoining double glazed window allowing access to the rear of the



## GARDEN

The bungalow is positioned on a generous mature plot with a wrap around principally lawned garden with fully planted borders which includes a variety of planted shrubs and trees, secure enclosed boundary fencing and a storage shed. To the front provides a deep tarmac laid driveway which allows ample off street parking leading down to a sectional single garage with further secure side gate to a low maintenance rear garden.

## OFF STREET

2 Parking Spaces







You can include any text here. The text can be modified upon generating your brochure.

**Ground Floor**  
Approx. 94.6 sq. metres (1018.6 sq. feet)



Total area: approx. 94.6 sq. metres (1018.6 sq. feet)

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