



31 Fen Road
Fen Road, East Kirkby. PE23 4DB





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No Onward Chain!

31 Fen Road is a spacious, three-bedroom semi-detached family home located to a bright, South-West facing position.

Requiring a scheme of modernisation, the property provides a dual aspect lounge, front dining room and rear kitchen alongside utility and store to the ground floor, with three bedrooms, bathroom and W/C above. Externally there is driveway parking, a front lawned space with flower beds alongside and a rear patio and decked seating space with various stores.

ACCOMMODATION

Utility / Side Porch with uPVC double glazed entrance door, uPVC double glazed windows to side and rear aspect; tiled floor, ceiling light and power points. Doors to kitchen and to:

Study / Store with uPVC double glazed windows to front and side aspects; carpeted floor, ceiling light and power points.

Kitchen having uPVC double glazed windows to side and rear aspect; storage units to base and wall levels, sink and drainer to wood worktop with Tricity hob, Hotpoint oven, space and connections for appliances. Tiled floor, radiator, ceiling light and power points. Open arch to:

Dining Room with uPVC double glazed sliding door to front aspect; tile effect flooring, radiator, ceiling light and power points. Carpeted stairs to first floor; wood glazed door to:

Living Room having uPVC double glazed windows to front and rear aspects; log burning stove to brick and tile surround with TV shelf, carpeted floor, wall and ceiling lights and power points.





Up carpeted stairs to:

Cloakroom with uPVC double glazed obscure window to rear aspect; tiled floor, low level WC, wall mounted storage unit and ceiling light.

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with electric shower over, pedestal wash hand basin, tiles to walls and floor, radiator and ceiling light.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, louvre doors to storage spaces, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; built in storage space, wood flooring, radiator, ceiling light and power points.

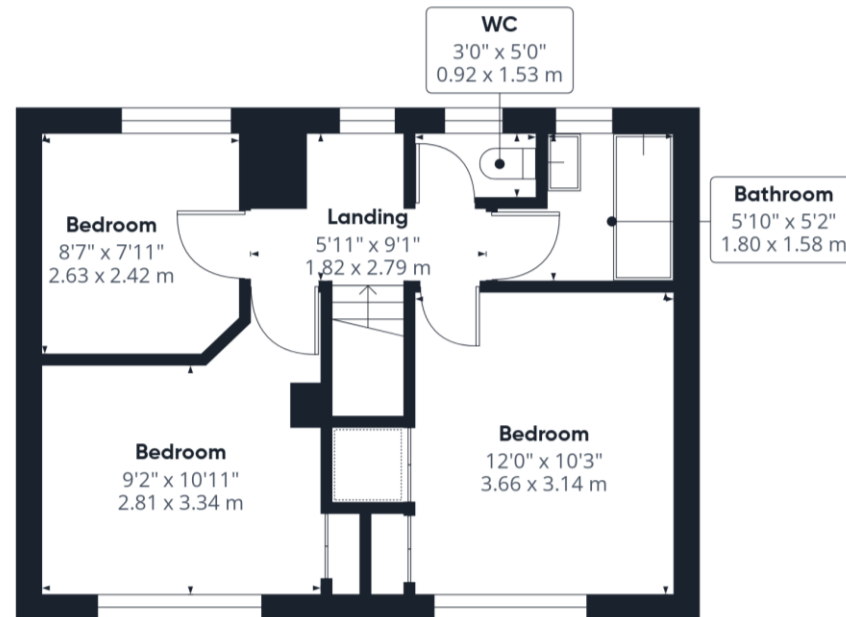
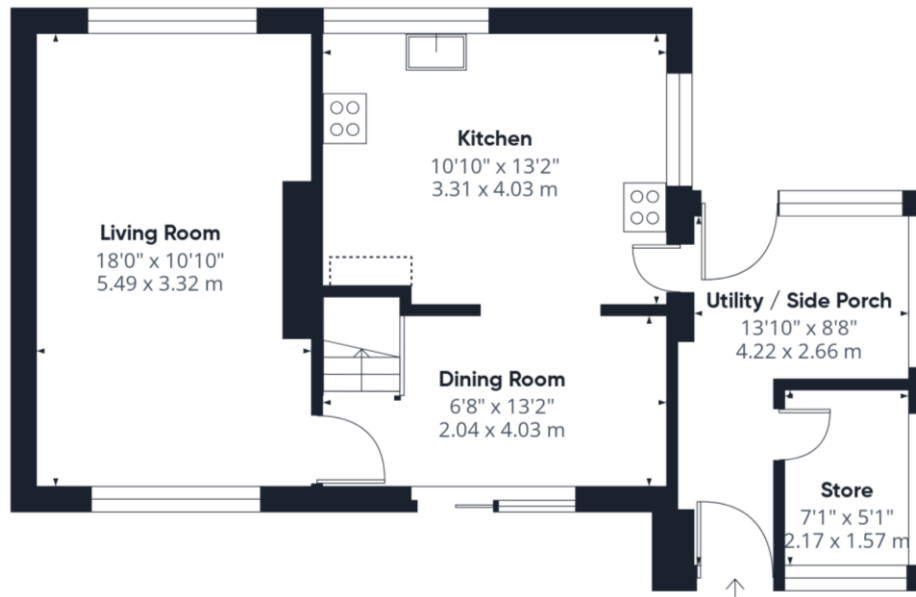
Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front through a pair of vehicle gates and to the tarmac driveway space, with further gravel parking area to the front. The front garden is laid to lawn with a mature tree, shrubs and flowerbeds; contained by a low level brick wall and faces South-West.

The rear garden is laid to paving and timber decking, with a series of **Stores / Workshop** space of various construction and states of repair.





East Lindsey District Council – Tax band: TBC

ENERGYPERFORMANCE RATING:

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
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