



19 St Denys Close, South Killingholme, DN40 3EY

New £110,000



- Well Proportioned
- Conservatory
- Good Sized Rear Garden
- Band A Council Tax
- Excellent First Time Buy
- Two Reception Rooms
- Three Double Bedrooms
- Owned Solar Panels
- Air Flow Heating System

Bell Watson Estate Agents bring to the market for sale this well proportioned and maintained THREE BEDROOMED semi detached family home. The property has a modern Air Flow Heat Pump heating system, modern uPVC double glazed windows, fully owned solar panels and briefly comprises, an entrance porch, a reception hallway, main reception room, breakfasting kitchen, dining room, utility space and conservatory to the ground floor with the first floor providing a spacious landing, three double bedrooms and a family bathroom. There is a fully enclosed sized rear garden. Excellent first time purchase!!



PORCH 2.43m (8' 0") x 1.10m (3' 7")

Enter the property via the uPVC front door in a porch having wall lighting, a central heating radiator, power points and wood effect cushion flooring and additional uPVC external door leads to the reception hall.

RECEPTION HALL 2.32m (7' 7") x 3.05m (10' 0")

Having two pendant lights to the ceiling, a central heating radiator, a large built in cupboard housing the solar control panel, ceramic tiled flooring and carpeted stairs to the first floor.

LOUNGE 4.26m (14' 0") x 3.25m (10' 8")

Having a uPVC double glazed window to the front aspect, a pendant light to the ceiling, two central heating radiator, a feature fireplace and Herringbone flooring.

KITCHEN 3.47m (11' 5") x 3.23m (10' 7")

Providing a range of wall and base units fitted with tiled splash backs, butcher block work tops and a Belfast sink. The kitchen incorporates an integrated double oven, a ceramic hob with stainless steel extractor over and a breakfast bar. There is space and plumbing for a dishwasher, fridge and freezer, pendant lights to the ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and ceramic tiled flooring.

DINING ROOM 3.26m (10' 8") x 2.24m (7' 4")

Having a pendant light to the ceiling, a central heating radiator, uPVC double glazed french doors to the conservatory and tiled flooring.

UTILITY SPACE

A fully tiled area providing plumbing and space for a washing machine. There is a pendant light to the ceiling and tiled flooring.

CONSERVATORY 4.22m (13' 10") x 2.47m (8' 1")

Having two central heating radiators, tiled flooring and uPVC french doors opening to the rear garden.

LANDING

Climb the carpeted stairs to a spacious first floor landing having two storage cupboards, a pendant light and loft access to the ceiling and internal doors to the bedrooms and bathroom.

BEDROOM ONE 3.31m (10' 10") x 3.52m (11' 7")

Having a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator and laminate flooring.

BEDROOM TWO 4.69m (15' 5") x 2.33m (7' 8")

Having a built in cupboard and wall divider that can easily be removed if needed. There is a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator, carpet and laminate flooring.

BEDROOM THREE 2.99m (9' 10") x 2.36m (7' 9")

Having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and laminate flooring.

BATHROOM 2.03m (6' 8") x 2.30m (7' 7")

Incorporating a free standing bath with electric shower over, a pedestal wash basin, a closed couple WC and central heated towel rail. There is a uPVC obscure double glazed window to the rear elevation, a light fitting to the ceiling and wood effect cushion flooring.

OUTSIDE

A fully enclosed rear garden is mainly laid to lawn, with gavelled patio areas and enjoys mature shrubs and bushes and two timber sheds. There are multiple outside power points and a cold water.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

FIXTURES AND FITTINGS

All light fittings and floor coverings are to be included within the sale of the property.

COUNCIL TAX

The Council Tax Band for this property is band A as confirmed by North Lincolnshire Council.





PROPERTY MISDESCRIPTION

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