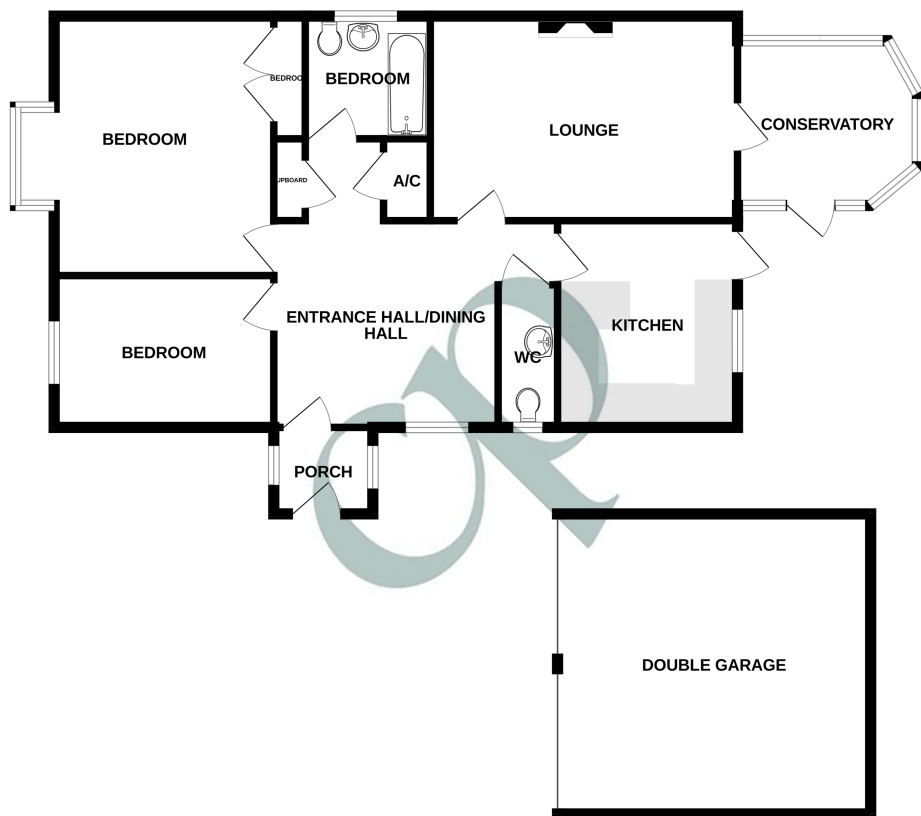




GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mergo 12/2025

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

country
properties

A delightful and spacious two bedroom detached bungalow, converted from a three bedroom, with the added advantage of a double garage and ample off-road parking. Being offered with no onward chain!

- Lounge and double glazed conservatory.
- EV charging point.
- Detached double garage with electric door.
- Secluded rear garden.
- Set in a small development of 7 bungalows.

Accommodation

Entrance Porch

Entrance door, double glazed windows to the front and rear, double glazed door in to:

Dining Area

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to the front, airing cupboard housing hot water tank plus additional storage cupboard, access to loft, radiator.

Lounge

15' 9" x 10' 9" (4.80m x 3.28m) Feature fireplace, radiator, double glazed patio doors into:

Conservatory

9' 0" x 8' 2" (2.74m x 2.49m) Double glazed and dwarf wall construction, door to the garden.

Kitchen

10' 8" x 9' 3" (3.25m x 2.82m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, electric hob with oven under and extractor over, space for appliances, boiler, double glazed door and window to the rear, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, heated towel rail, double glazed window to the front.

Bedroom One

13' 6" x 11' 6" (4.11m x 3.51m) Built-in wardrobes, double glazed bay window to the front, radiator.

Bedroom Two

Built-in wardrobes, double glazed window to the front, radiator.

Shower Room

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, double glazed window to the side.



Outside

Rear Garden

Shaped lawn with wooden decked seating area on a shingle base with pergola, further patio area, mature shrub and flower borders, outside power and tap, timber fencing.

Parking

Detached double garage with power and light plus blocked paved driveway with EV charging point.

NB

Please note that we have been advised by the current owners that this property has been previously underpinned, approximately 30 years ago.

