



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by 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 and Issued 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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A truly stunning two double bedroom detached bungalow set close to local amenities with a secluded west facing rear garden.

- No Upper Chain
- Close to amenities
- Corner plot
- 19' Lounge
- Two double bedrooms
- Detached garage and ample parking

Ground Floor

Entrance Hall

11' 2" x 10' 8" (3.40m x 3.25m)
Front entrance door, double glazed window to side, cupboard housing combi boiler, walk in cupboard, radiator.

Lounge

19' 6" x 10' 11" (5.94m x 3.33m)
Max
Feature fire place, two radiators, sliding patio doors to conservatory.

Kitchen

10' 8" x 7' 5" (3.25m x 2.26m) plus door recess
Double glazed window to rear, a range of base and wall mounted units with worksurfaces over and lighting, eye level oven, four ring electric hob and extractor, plumbing for washing machine, stainless steel sink and drainer.

Conservatory

11' 7" x 8' 10" (3.53m x 2.69m)
Power and lighting, velux window, double glazed windows, french doors, blinds.

Bedroom One

14' 3" x 10' 11" (4.34m x 3.33m)
Double glazed window to front, fitted wardrobes, radiator.



Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)
Double glazed window to front, radiator.

Bathroom

Double glazed window to side, towel rail, fully tiled, suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Outside

Rear Garden

Lawn area with shrubs and flower borders, outside tap and side access.

Front Garden

Shrubs and flower borders.

Garage

Single detached garage.

Parking

Block paved driveway provided ample off road parking.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding.

