



Green Lane, Bovington, HP3 0LA
Asking price £775,000

Sears & Co
estate & letting agents



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Sears & Co

A RARELY AVAILABLE two/three bedroom bungalow with accommodation spanning just under 1500 SQFT situated in this PRIME position on Green Lane, Bovington, HP3 with PLANNING PERMISSION in place for further extension. (reference 22/01632/FHA). Accommodation is arranged on the ground floor and comprises an entrance porch, entrance hallway, IMPRESSIVE 18FT living area, WELL APPOINTED kitchen, breakfast area, dining area, OFFICE/BEDROOM THREE, utility room, two double bedrooms, family bathroom and a separate w/c. Externally the property further benefits from an 'in and out' DRIVEWAY, garage, and a MATURE private rear garden. Council tax band F. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Double glazed window. Built in foot mat. Tiled flooring. Partially tiled walls. Access into the entrance hallway.

Entrance Hallway

Radiator. Cork flooring. Storage cupboard. Access into the dining area, bedroom one, bedroom two, family bathroom and w/c. Sliding door into the breakfast area.

Breakfast Area

Radiator. Cork flooring. Open plan into the living area. Access into the utility room.

Utility Room

Double glazed door leading to the side access. Fitted with a range of eye and base level units with work surfaces over. Washing machine and

tumble dryer. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Two storage cupboards. Radiator. Cork flooring.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands and drainer groves. Integrated oven. Intergrated gas hob with extractor over. Fridge freezer. Space for a dishwasher. Stainless steel one and a half insent sink with mixer tap. Recessed down lighting. Cork flooring. Electric under floor heating. Open plan into the living area.

Living Area

Two double glazed windows. Double glazed doors leading to the garden. Three radiators. Cork flooring. Open plan into the breakfast area, dining area and office area.

Dining Area

Radiator. Open plan to the living area.

Bedroom Three/Office Area

Double glazed window. Radiator. Cork flooring.

Bedroom One

Double glazed bow style window. Radiator. Built in wardrobes with mirrored sliding doors. Two storage cupboards. Cork flooring.

Bedroom Two

Double glazed bow style window. Radiator. Built in wardrobes. Cork flooring.

To The Front

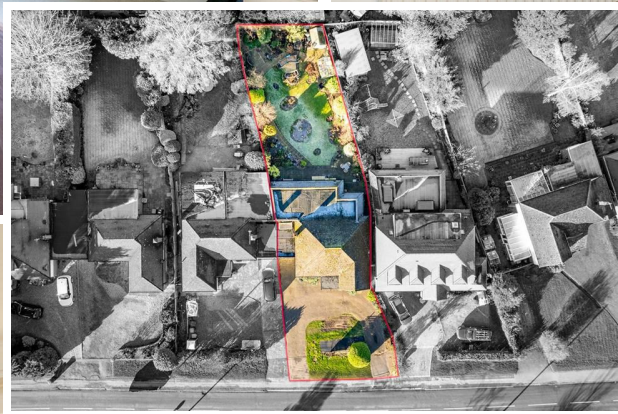
An area of block paving providing 'in and out' driveway parking. Area of lawn. Planted borders. Outdoor light. Outdoor socket. Gated side access. Access into the garage.

To The Rear

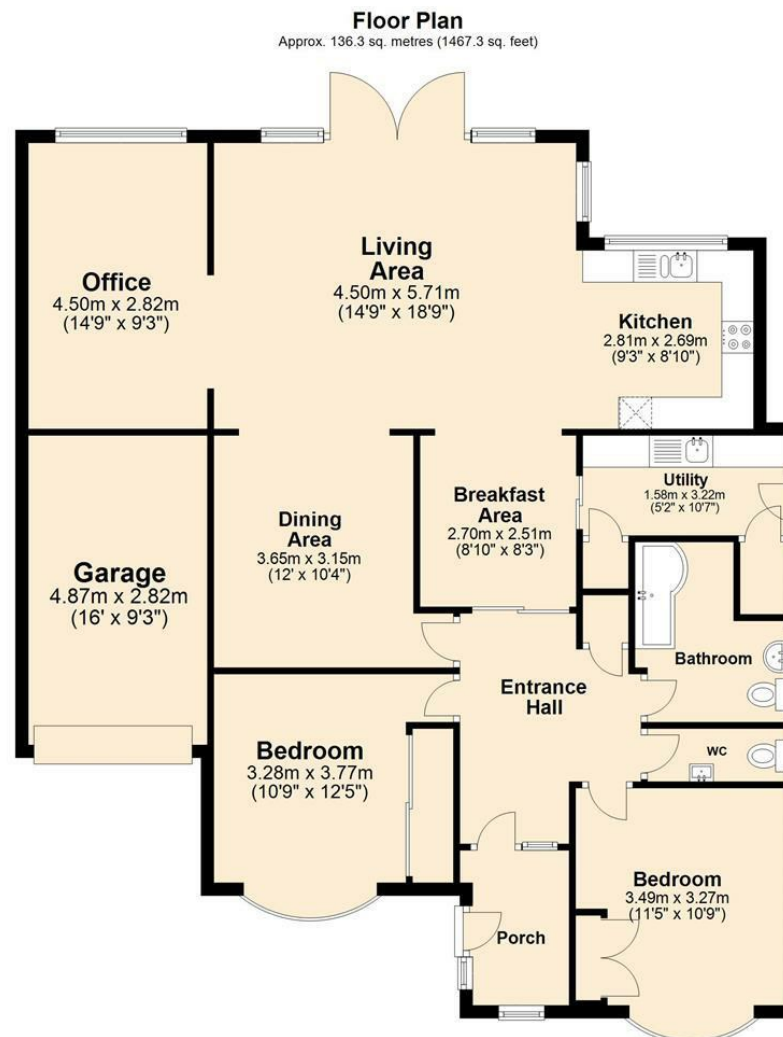
A mature private garden arranged with areas of patio and lawn. Planted borders. Enclosed primarily by timber panel fencing and part walled. Outdoor light. Outdoor tap. Outdoor socket. Gated side access.

Garage

Accessed via an electric 'up and over' door. Lighting and power.







Total area: approx. 136.3 sq. metres (1467.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		