



Raby Drive, Raby Mere

£600,000



LESLEY HOOKS
ESTATE AGENTS





This superb detached bungalow offers spacious and well planned accommodation with original features and a most beautiful rear garden! Oozing with character from the approach the front entrance leads us a good size hallway with access to all principal rooms. The layout offers lounge, sitting room, kitchen/dining room and utility room. There are three double bedrooms and a family bathroom with a separate wc. To the front of the property there is a driveway with off road parking for several cars. To the rear a patio seating area with tiered steps leads to a most idyllic and generously sized garden mostly laid to lawn and surrounded by mature shrubs, plants and trees. Tucked away and situated in the beautiful estate of Raby Mere with a bus stop within walking distance and local shops on Allport Road along with schools and amenities only a five minute drive away, Council tax band E. Freehold. Viewing is essential in order to appreciate this one off home.

Front Lounge

16'5" (5m) Max x 13'4" (4.06m) Max

Bay window to the front, brick built open fireplace, with seating area, tiled floor and window to the side.



Sitting Room

13'0" (3.96m) x 11'0" (3.35m)

Window to the rear over looking the garden.

Kitchen/Diner

18'3" (5.56m) x 9'7" (2.92m)

Tiled floor, units at both eye and floor level, range cooker with five ring gas hob, integrated fridge, freezer, oven, microwave oven, step down into the dining area integrated wine rack and doors opening onto the utility, downstairs WC and garden.

Utility

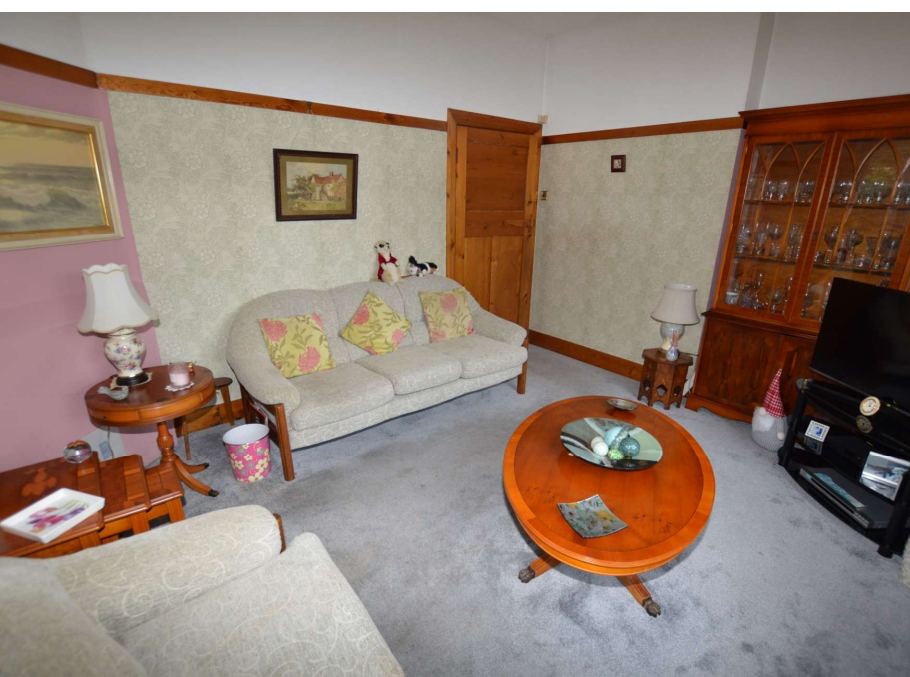
8'2" (2.49m) x 7'1" (2.16m)

Space and plumbing for appliances, units at both eye and floor level.

Downstairs WC

9'10" (3m) x 2'9" (0.84m)

WC and sink, windows to the rear, partially tiled walls.



Bedroom One

16'9" (5.11m) x 8'4" (2.54m)

Window to the front, built in wardrobes.

Bedroom Two

12'11" (3.94m) x 12'3" (3.73m)

Window to the front, built in wardrobe.

Bedroom Three

13'2" (4.01m) Max x 12'2" (3.71m)

Window to the rear, built in wardrobe.

Bathroom

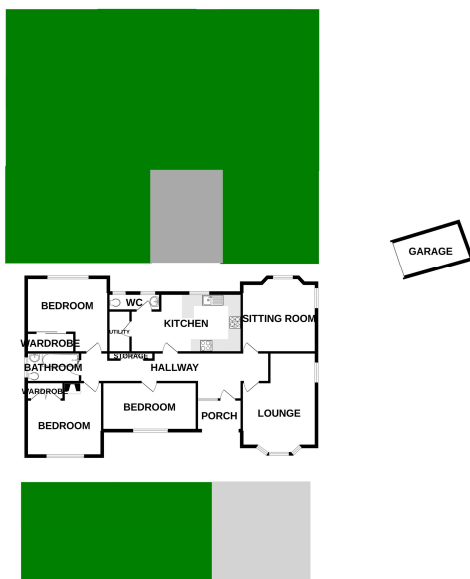
8'10" (2.69m) x 5'10" (1.78m)

Three piece suite comprises wash hand basin, wc and bath with shower above, window to the side.





GROUND FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, volumes, levels and area shall have the approval of the responsible authority is taken for any error, omission or misstatement. The data for measurement and area should be used as a guide only for the prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee is to be given regarding their condition.

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