



21 Lane Field Road, Bideford, EX39 3QY

Asking Price £325,000

- Detached Bungalow
- Close To Town
- Private Rear Garden
- Backing Onto Local Greenspace
- No Chain!
- Popular Residential Area
- Garage With Ample Parking
- Level Access
- Council Tax Band C

21 Lane Field Road, Bideford EX39 3QY

Offered with no onward chain, this generously proportioned three-bedroom bungalow occupies a sought-after position within this popular residential development, enjoying a desirable plot that backs onto local green space. The property features level access, ample parking, and a garage, complemented by thoughtfully designed, spacious accommodation throughout. A bright and lounge-diner provides an ideal social hub, while the modern kitchen ensures practicality. The home also boasts three well-sized bedrooms, a contemporary bathroom suite, and a delightful sunroom, perfect for enjoying year-round.



Council Tax Band: C



Entrance Hall

Welcomes you into the home.

Lounge/Diner

16'10" x 9'10"

A bright and generously sized room located at the front of the home, featuring a bay window that fills the space with natural light. There is ample room to accommodate both a comfortable living area and a dining table with chairs.

Kitchen

11'3" x 7'8"

The kitchen is well-equipped, featuring a range of modern matching hand and eye-level units. It includes an electric hob with a double oven, a stainless steel sink with a drainer, and a built-in dishwasher. There is also ample space for additional white goods and a dedicated recess for a fridge/freezer.

Sun Room

20'0" x 3'11"

A versatile additional room, perfect for soaking up the sun or serving as an extra dining area. This space allows natural light to flow into the kitchen and offers convenient access to the garden.

Bedroom One

10'7" x 10'1"

A spacious double bedroom with a pleasant view of the rear garden. This room benefits from built-in wardrobes and a large window, flooding the room with natural light.

Bedroom Two

9'4" x 8'9"

A well-proportioned double bedroom located at the front of the property.

Bedroom Three

10'8" x 7'3"

A good sized single bedroom overlooking the rear garden and benefiting from its own WC.

WC

A two piece suite comprising a low level WC and hand wash basin.

Bathroom

6'9" x 6'0"

A modern white three-piece suite, featuring a bath with a shower over, a low-level WC, and a hand wash basin.

Garage

18'11" x 8'2"

Accessed via an up and over door, the garage is fully equipped with lighting and electric.

Outside

To the front of the property, a large driveway provides ample parking space for multiple vehicles, complemented by a small lawn area. To the rear, you'll find a generously sized and private garden, predominantly laid to lawn and bordered by a wooden fence. This space backs onto a local park and green space, offering a peaceful outlook. The garage is accessible from the back garden, and there is also a decking area, perfect for alfresco dining, which can be accessed from the sunroom.

Services

Gas fired central heating, all mains services connected.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Directions

From our office on Bideford Quay, head up the high street to the junction. At the junction turn left past the pedestrian crossing and take the immediate right along Abbotsham Road. Follow Abbotsham Road past Bideford College on your left and after the dip in the road, take the right hand turn into Londonderry. From here, proceed straight ahead on Lane Field Road, the property will be found on your left hand side.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

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

