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Calmon, Occupation Lane, Broadholme, LN1 2NB



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property it must be

  
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Guide price £390,000 - £410,000



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Spacious three-bedroom detached bungalow in a peaceful village setting. Over 1,500 sq ft of well-maintained and versatile living space. Two garages, ample parking, and a low-maintenance rear garden. Deceptively large - step inside to see what this home truly offers.

### Key Features

- GUIDE PRICE £390,000 – £410,000
- Spacious 3-bedroom detached bungalow
- Over 1500 sq ft of accommodation
- Well-maintained and full of warmth
- Generous plot with 2 garages
- Flexible layout with room to adapt
- A rare opportunity with huge potential
- Low maintenance garden
- EPC rating: D
- Tenure: Freehold





## Entrance Hall

The property is entered via a uPVC double glazed side door into an L-shaped hallway that forms the central hub of the bungalow. Stretching impressively at over 23 feet in length, the hallway provides access to the principal reception rooms, kitchen, bathroom, utility spaces, and all three bedrooms. With its practical layout and generous proportions, the hallway enhances the sense of space and flow throughout the home.

## Dining Room

3.86m x 3.27m (12'8" x 10'8")

The dining room is a bright and inviting space with two double-glazed windows allowing in plenty of natural light. It features a decorative ceiling rose, chandelier, tiled fireplace, and patterned carpet, offering a traditional feel. Spacious enough for a family table, it's perfect for both everyday dining and special occasions.

## Living Room

6.48m x 3.81m (21'4" x 12'6")

The living room is a spacious and light-filled reception area, featuring three double-glazed windows, two that overlook the front garden, and one to the rear aspect, and flood the space with natural light. A central brick fireplace with a electric fire adds a cosy focal point, complemented by traditional décor and soft pastel tones. The fireplace behind the fire is open and could be used subject to the chimney being swept. The room offers plenty of space for multiple seating arrangements, making it ideal for relaxing or entertaining. It's a comfortable and welcoming space with a homely atmosphere.

## Kitchen-Diner

3.84m x 3.56m (12'7" x 11'8")

The kitchen is a bright and well-proportioned space, designed to offer both practicality and charm. Fitted with a range of cream units and tiled worktops, it includes integrated appliances, a built-in oven, integrated fridge and freezer, and plenty of storage. A large double-glazed window over the sink fills the room with natural light, and there's ample space for a dining table, making it ideal for family meals or casual entertaining. There is a ceiling fan and the room has a warm, homely feel, with scope to modernise if desired.

## Utility Room

2.73m x 1.79m (9'0" x 5'11")

The utility room is a practical and well-equipped space, fitted with base and wall units for additional storage, along with a stainless steel sink and worktop area. It offers plumbing for a washing machine, making it ideal for laundry and everyday household tasks. It's a functional area that keeps the main kitchen clear and clutter-free.

## Sunroom

2.56m x 2.32m (8'5" x 7'7")

The sunroom is a bright and peaceful space, surrounded by double-glazed windows that allow for an abundance of natural light. Perfect for relaxing with a book or enjoying a morning coffee, it offers a pleasant outlook over the side of the property. The room is fitted with a durable carpet tile floor and has a door providing easy access to the garden. It's a cosy retreat that brings outdoors in, whatever the weather.

## Bedroom 1

3.89m x 3.31m (12'10" x 10'11")

Bright and generously sized double room, featuring fitted wardrobes, bedside cabinets, and overhead storage, all in a classic cream finish. A large, double-glazed window provides pleasant views over the rear garden and allows for plenty of natural light. The room also benefits from its own ensuite WC.

## Ensuite WC

2.02m x 0.99m (6'7" x 3'2")

The ensuite WC is neatly presented and features a modern white vanity unit with an inset basin, tiled splashbacks, and a mirrored wall cabinet above. There is also a close-coupled toilet and a frosted double-glazed window, providing natural light and privacy.

## Bedroom 2

3.66m x 2.92m (12'0" x 9'7")

A well-proportioned double room, filled with natural light from a wide double-glazed window overlooking the rear garden. The room features a full range of fitted furniture including wardrobes, bedside cabinets, and a dressing table with integrated lighting.

## Bedroom 3

2.72m x 2.27m (8'11" x 7'5")

Bedroom 3 is currently set up as a home office, making it a perfect study or workspace for those working remotely. The room features a double-glazed window, fitted radiator, and neutral décor, with enough space to comfortably accommodate a single bed if preferred. Versatile in use, it could also serve as a hobby room or nursery. Bright and practical, it's a great addition to this spacious home.

## Utility Cupboard

2.72m x 1.46m (8'11" x 4'10")

The utility cupboard is a highly functional storage space, housing the hot water cylinder and offering a range of fitted shelving and hanging rails for household essentials. With space for additional items such as a step ladder or cleaning equipment, it's an ideal solution for keeping the home organised. The room also benefits from power sockets, making it useful for charging appliances or using small electrical tools. A practical bonus feature within the property.

## Family Bathroom

2.71m x 2.09m (8'11" x 6'11")

The bathroom is a spacious and well-appointed suite, featuring a corner shower cubicle, panelled bath with mixer taps, vanity wash basin, and a low-level WC. A frosted double-glazed window allows natural light to brighten the room while maintaining privacy. The walls are part-tiled with a mix of decorative tile and floral wallpaper, adding a traditional touch. Practical and generously sized, it's ideal for both quick showers and relaxing soaks.

## Garden, Garages & Parking

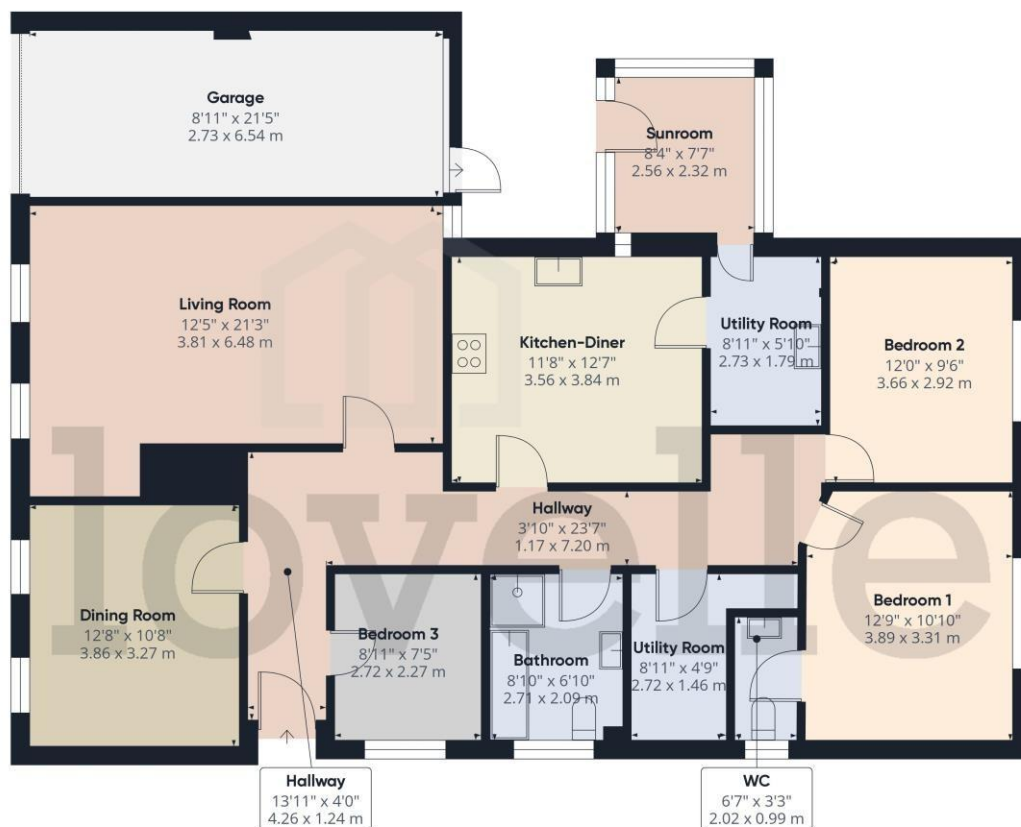
6.54m x 2.73m (21'6" x 9'0")

The property enjoys a generous and well-designed outdoor space, beginning with a wide gravel driveway at the front, offering ample off-street parking for multiple vehicles.

There are two garages: a detached brick-built garage with a front roller door, power and lighting, making it ideal for secure storage or workshop use. There is a second attached garage, with an electrically operated roller door to the front, power & lighting, and a separate rear access door.

To the rear, the garden is attractively landscaped with paved pathways, gravel beds, and a variety of mature shrubs and planting, offering a low-maintenance and private setting to relax and enjoy. There is also a large lean to behind the detached garage, currently used as garden implement storage.



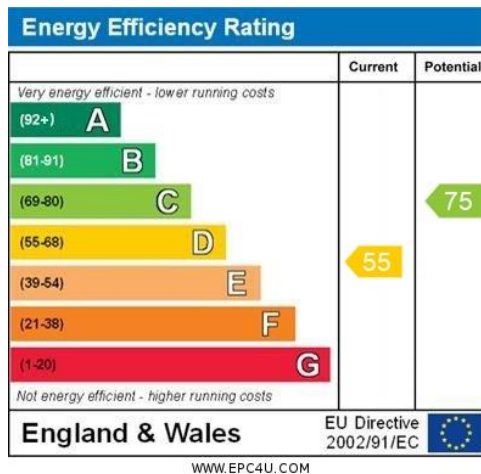
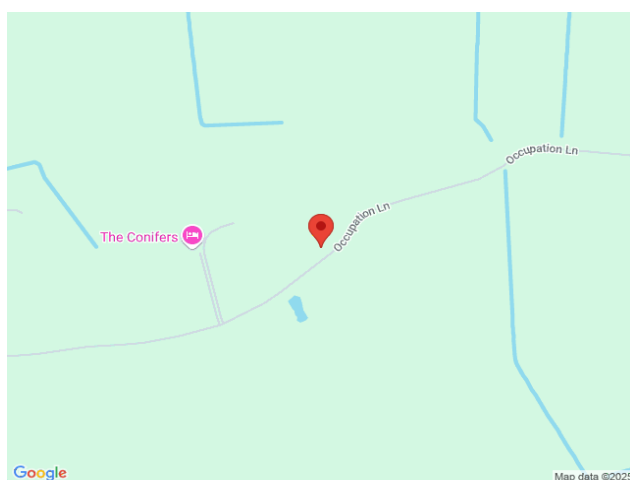


Approximate total area<sup>1</sup>  
1519.32 ft<sup>2</sup>  
141.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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