



40 Main Street, Foxton, LE16 7RB Offers in excess of £315,000

Nestled on the charming Main Street in Foxton, this delightful detached house is a gem waiting to be discovered. Boasting 1,141 sq ft of living space, this property offers a perfect blend of comfort and style.

One of the standout features of this property is the fact that it comes with NO CHAIN, making the buying process smooth and hassle-free. With three cosy bedrooms, there's plenty of space for a growing family or for hosting guests.

The extended kitchen is a chef's dream, providing ample room for culinary creations and entertaining loved ones. Imagine whipping up delicious meals in this bright and airy space!

Step outside into the walled garden, a private oasis where you can unwind after a long day or host summer gatherings with friends and family. The walled garden offers both privacy and security, perfect for enjoying the outdoors in peace.

Don't miss out on the opportunity to make this charming detached house your new home. With its ideal location, spacious interior, and lovely walled garden, this property is sure to capture your heart. Book a viewing today and envision the wonderful memories you could create in this inviting space.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

SECTION 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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