







**£400,000**

Situated in the sought after area of Great Linford, this extended three bedroom detached family home requires modernisation throughout but offers tremendous potential. The property is offered to the market chain free with many benefits including two reception rooms, kitchen, family bathroom and additional downstairs shower room, front and rear gardens, garage and driveway parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

UPVC double glazed door to rear. Doors to kitchen, lounge and shower room, stairs rising to first floor.

## SHOWER ROOM

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, fully tiled shower cubicle, wall-mounted wash hand basin, extractor fan.

## LOUNGE

UPVC double glazed sliding door to conservatory. Television point, flow through to dining area.

## DINING AREA

UPVC double glazed window to front aspect. Door to study.

## STUDY

UPVC double glazed window to front aspect.

## KITCHEN

UPVC double glazed window to side aspect. Fitted with a range of base and eye level units with rolled edge work surface over, splashback tiling, space for fridge freezer, single drainer sink unit with mixer tap over, space for cooker, warm air heating system.

## CONSERVATORY

UPVC double glazed sliding door to side, UPVC double glazed windows to rear aspect.

## LANDING

UPVC double glazed window to rear aspect. Doors to bedrooms and bathroom, access to loft space, airing cupboard housing water tank.

## BEDROOM ONE

UPVC double glazed window to side aspect. Built-in wardrobe.

## BEDROOM TWO

UPVC double glazed window to front aspect.

## BEDROOM THREE

UPVC double glazed window to rear aspect.

## BATHROOM

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, part tiled walls, extractor fan.

## OUTSIDE

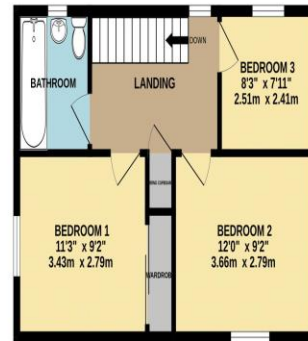
## GARAGE/PARKING

Garage with metal up and over door, power and lighting, door to garden. Driveway parking.

GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.

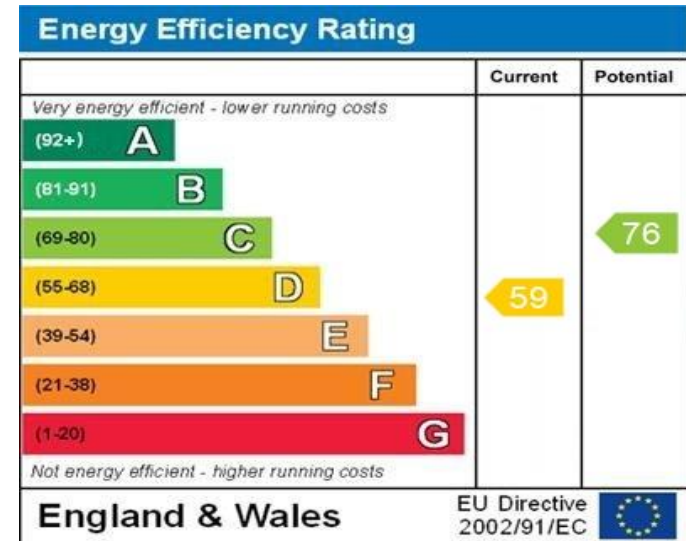


1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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