







**Offers in the Region  
Of £625,000**

Positioned in a cul-de-sac location within the picturesque village of Hanslope, this beautifully presented four bedroom detached family home is offered to the market with many benefits including two reception rooms, kitchen, study, en-suite to main and second bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, double garage and driveway parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Two double glazed windows to front aspect. Stairs rising to first floor, radiator, doors to cloakroom, dining room, kitchen/breakfast room, study and lounge.

## CLOAKROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, radiator.

## LOUNGE

Double glazed window to front aspect, double glazed door to rear. Two radiators, feature fireplace.

## DINING ROOM

Double glazed window to front aspect. Radiator.

## STUDY

Double glazed window to rear aspect. Radiator.

## KITCHEN

Double glazed window to rear aspect, double glazed door to side. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, gas hob with extractor fan over, built-in oven, integrated fridge freezer, radiator.

## UTILITY

A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, stainless steel sink unit with drainer, storage cupboard housing wall-mounted gas boiler.

## LANDING

Double glazed window to front aspect. Doors to bedrooms and bathroom, radiator, access to part boarded loft space with power and light, airing cupboard.

## BEDROOM ONE

Double glazed windows to rear and side aspects. Radiator, two built-in wardrobes.

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, shower unit, part tiled walls, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, two built-in wardrobes.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, shower unit, pedestal wash hand basin, radiator, part tiled walls.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, panelled bath, part tiled walls, radiator.

## OUTSIDE

## GARAGE

Double garage with two metal up and over doors, power and lighting.

## FRONT GARDEN

Mainly laid to lawn with hard standing path leading to front door, flower and shrub beds, storm porch, outside lighting, gated side access.

## REAR GARDEN

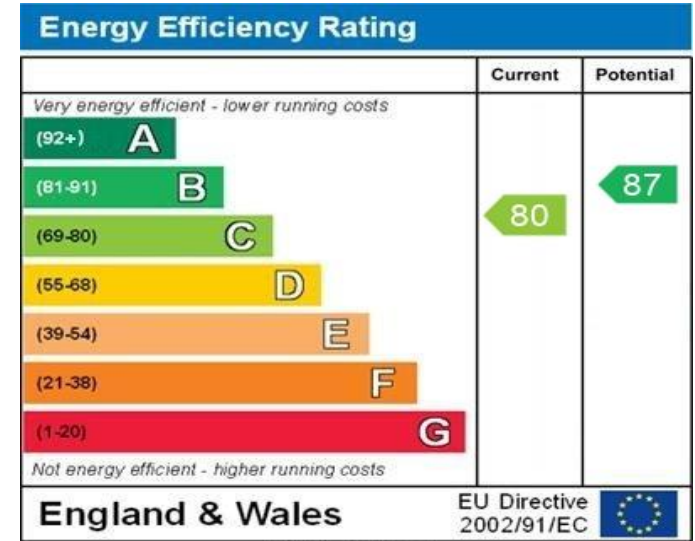
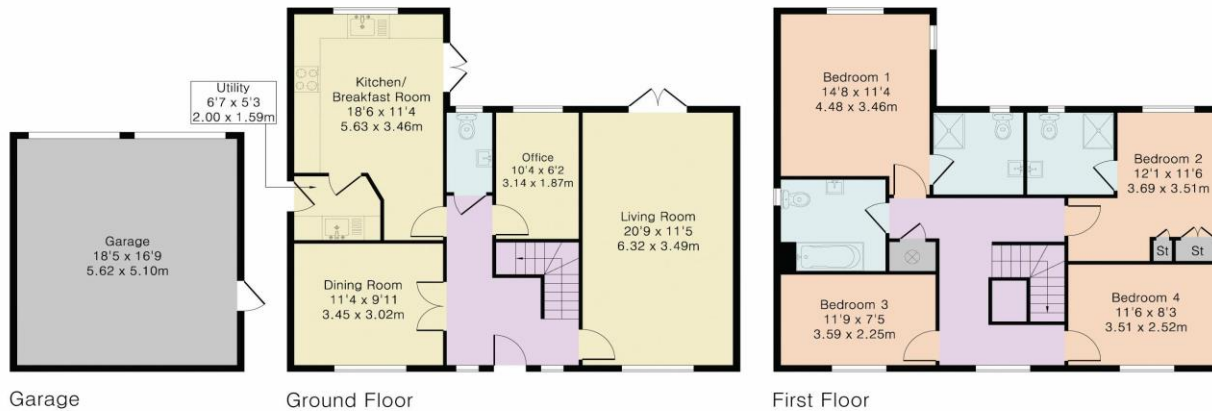
Mainly laid to lawn surrounded by panelled fencing, hard standing path leading to gated rear access, door to double garage, flower and shrub beds, timber storage shed.

### Approximate Gross Internal Area 1861 sq ft - 173 sq m

Ground Floor Area 776 sq ft – 72 sq m

First Floor Area 776 sq ft – 72 sq m

Garage Area 309 sq ft – 29 sq m



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