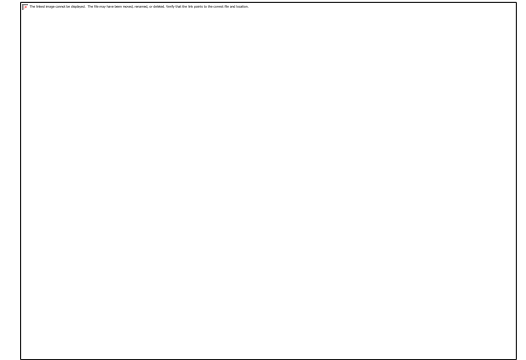






**Offers in the Region  
Of £625,000**

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

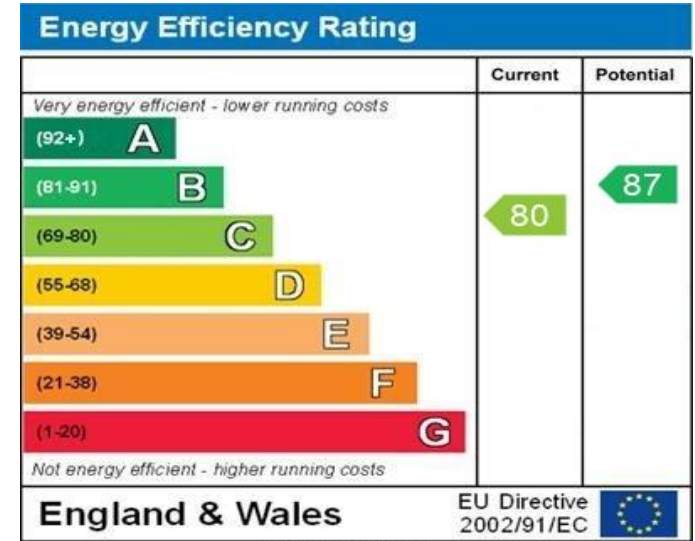
Mainly laid to lawn surrounded by panelled fencing, hard standing path leading to gated rear access, door to double garage, flower and shrub beds, timber storage shed.

### 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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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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