

12 Church Lane, Dunton Bassett, LE17 5JX



Offers Around £439,950

Welcome to this charming property located on Church Lane in the picturesque village of Dunton Bassett. This delightful detached house offers substantial family accommodation with distant open rural views to the rear, and is sure to impress.

The well presented layout includes: Hall, lounge, dining room, fitted kitchen, rear porch, downstairs WC, utility, playroom/study, landing, three good sized bedrooms, en-suite shower room and bathroom.

The private rear garden is a particular feature and there is parking for several cars, and a carport.

With no upward chain, the opportunity to make this property your own is within reach.

Service without compromise



Porch

Accessed via sliding double glazed patio doors. Opaque glazed door to:-

Entrance Hall

Stairs rising to the first floor with under stairs storage/cloaks cupboard. Security alarm system. Telephone point. Radiator. Doors to rooms.

Kitchen 11'9" x 9'4" (3.58m x 2.84m)

Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Fitted automatic dishwasher. Stainless steel one and a half sink and drainer. Tile effect vinyl flooring. Radiator. Double glazed window to the rear aspect. Radiator. Door to the dining room and door to the rear porch.

Dining Room 11'10" x 9'11" (3.61m x 3.02m)

Sliding double glazed patio doors opening out to the rear garden. Radiator. Television point. Multi paned double doors to:-

Lounge 15'11" x 12'1" (4.85m x 3.68m)

Double glazed window to the front elevation. Feature coal effect living flame gas fire and surround. Television point. Two wall lights. Radiator. Door to hall.

Rear Porch

Radiator. Opaque double glazed door leading outside. Doors to WC, utility room and playroom/study.

Cloakroom/WC

Wash hand basin and low level WC. Radiator. Opaque double glazed window.

Utility Room 5'9" x 5'9" (1.75m x 1.75m)

Fitted base unit. Laminated work surface and splash backs. Stainless steel circular sink. Space and plumbing for automatic washing machine. Radiator.

Playroom/Study 12'0" x 8'11" (3.66m x 2.72m)

Converted from rear of garage. Double glazed window to the side elevation. Access to loft space. Radiator.

First Floor Landing

Access to loft space. Radiator. Two wall lights. Doors to rooms.

Bedroom One 12'2" x 12'1" min (3.71m x 3.68m min)

Double glazed window to the front elevation. Fitted wardrobes. Radiator. Telephone point. Door to:-

En-Suite Shower Room

Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Electric shaver point. Extractor fan.

Bedroom Two 12'2" x 11'11" (3.71m x 3.63m)

Double glazed window with distant open views to the rear aspect. Radiator. Television point.

Bedroom Three 11'3" x 7'7" (3.43m x 2.31m)

Double glazed window to the front elevation. Under eaves storage cupboard. Radiator.

Bathroom

Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Electric shaver point. Radiator. Airing cupboard housing gas fired combination central heating boiler.

Outside

To the front of the property is a gravelled drive providing parking for two or three cars. There is also a lawned area with borders and a chain link fence. There is wide side access through the carport to the rear garden.

The rear garden is laid mainly to lawn and is enclosed by timber lap fencing affording a good deal of privacy.

Garage Storage 8'11" x 5'8" (2.72m x 1.73m)

Accessed via up and over door.

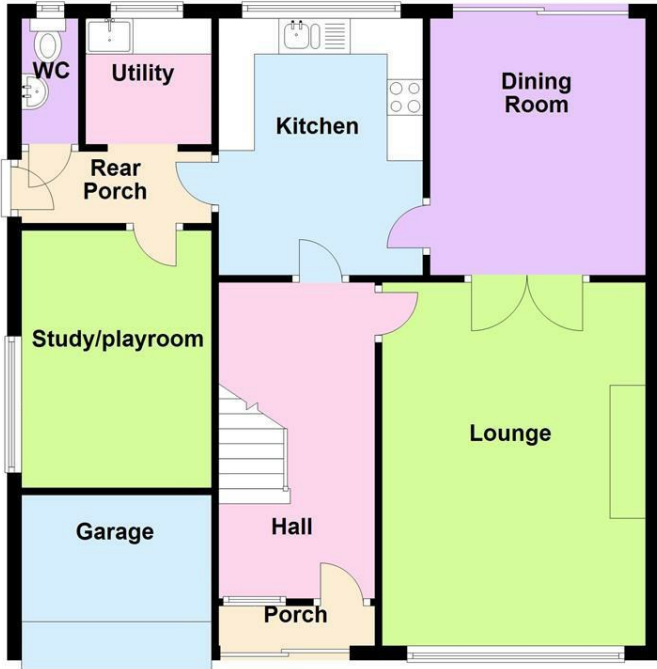
Carport 16'4" x 8'9" (4.98m x 2.67m)

Covered open carport with gated access to the rear garden.

Floor Plan

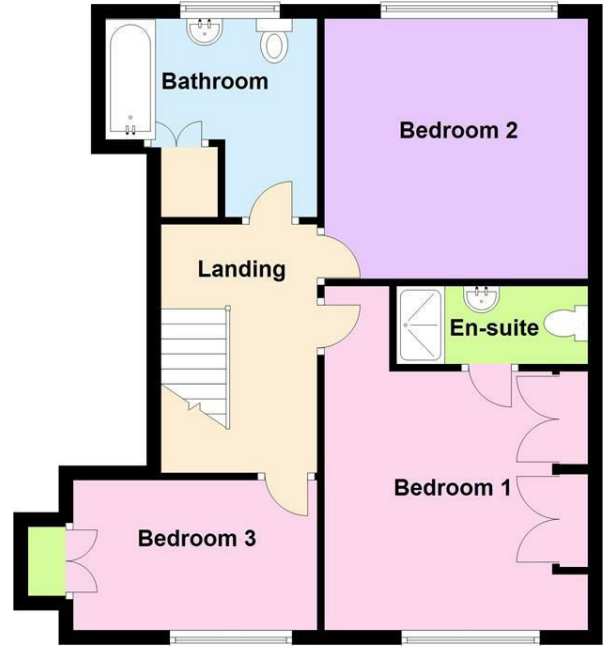
Ground Floor

Approx. 826.8 sq. feet



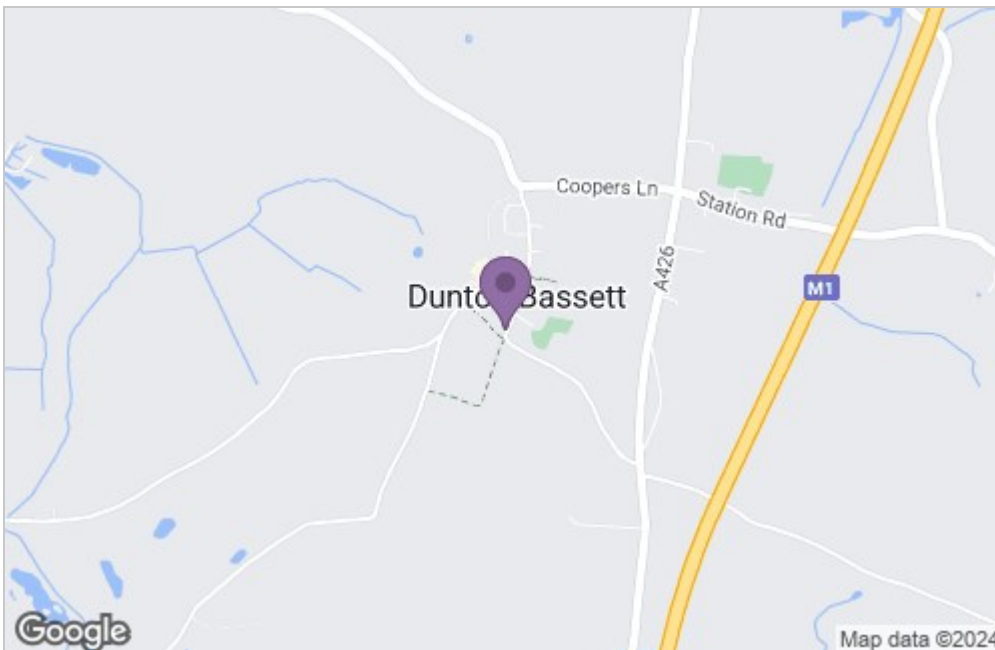
First Floor

Approx. 600.2 sq. feet

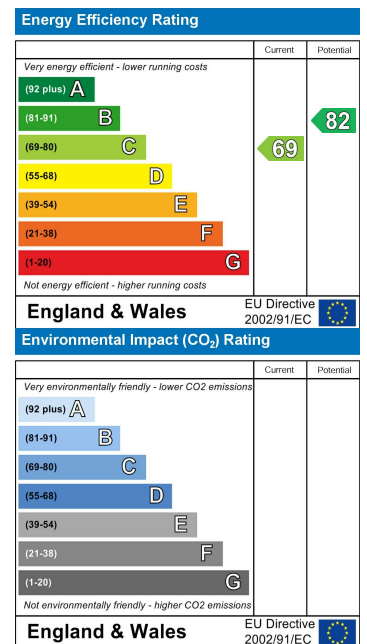


Total area: approx. 1427.0 sq. feet

Area Map



Energy Efficiency Graph



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