

Edgefield Main Road, Claybrooke Magna, LE17 5AJ



£350,000

Situated in the popular village of Claybrooke Magna, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and potential. The property is conveniently located on Main Road, providing easy access to local amenities while maintaining a peaceful village atmosphere.

Upon entering, you are welcomed by a porch that leads into a spacious hall, complete with a cloak cupboard for added convenience. The heart of the home is the kitchen, which seamlessly opens into a sunroom, creating a bright and airy space ideal for relaxation. The lounge features elegant double doors that lead into the dining room, enhancing the flow of the living areas. The bungalow boasts two generously sized double bedrooms at the rear, both equipped with built-in wardrobes, ensuring ample storage space. A third double bedroom is situated at the front of the property, offering versatility for guests or a home office. The shower room is functional and well-maintained, catering to the needs of the household. Outside, the enclosed rear garden provides a private sanctuary for outdoor enjoyment, while the gravel drive at the front offers ample parking for residents and visitors alike. With no upward chain, this property presents an excellent opportunity for those looking to put their own stamp on a home in a desirable location. This bungalow is perfect for families, retirees, or anyone seeking a peaceful village lifestyle with the potential to personalise their living space. Don't miss the chance to make this charming property your own.

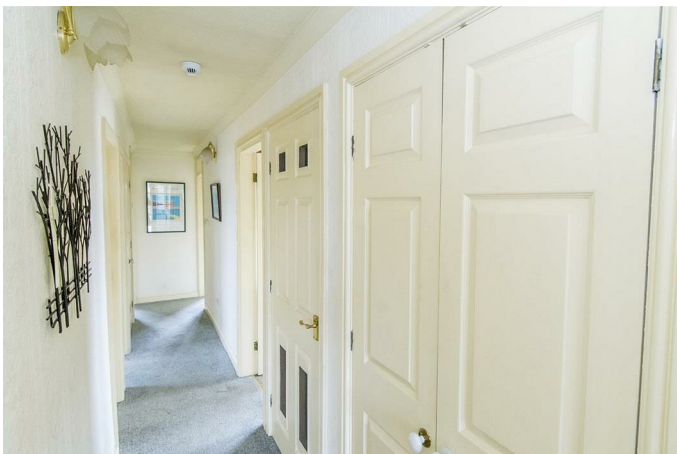
Service without compromise

Porch 3'3" x 4'5" (0.99m x 1.35m)



Enter via a composite front door. Quarry tiled flooring. Door to hall.

Hall 25'9" x 2'11" (7.85m x 0.89m)



Spacious hall with a built in cloak cupboard and an airing cupboard.

Kitchen 9'11" x 8'6" (3.02m x 2.59m)



Fitted with a range of cabinets with complimenting surfaces. Composite sink unit. Electric oven with extractor canopy. Space for a fridge. Window to the side aspect and a back door gives direct access to the sun room.

Kitchen Photo Two



Sun Room 9' x 3'10" (2.74m x 1.17m)



Accessed from the kitchen this Upvc sun room has a door to the garden.

Utility 7'9" x 7'10" (2.36m x 2.39m)



Window to the side aspect with plumbing and space for your washing machine, tumble dryer and freezer.

Lounge 14'11" x 14'11" (4.55m x 4.55m)



This spacious lounge has a window to the front aspect and a feature stone fireplace housing an electric stove fire. A set of double doors open into the dining room.

Lounge Photo Two



Dining Room 9'11" x 12'11" (3.02m x 3.94m)



The dining room is the perfect space to entertain friends and family. Dual aspect windows and a radiator.

Bedroom One 10'4" x 11'10" (3.15m x 3.61m)



A double bedroom with a window to the rear aspect, built in wardrobes and a radiator.

Bedroom One Photo Two



Bedroom Two 9'5" x 11'10" (2.87m x 3.61m)



A double bedroom with a window to the rear aspect, built in wardrobes and a radiator.

Bedroom Three 7'10" x 10'7" (2.39m x 3.23m)

A double bedroom with a window to the front aspect and a radiator.

Shower Room 6'6" x 7'10" (1.98m x 2.39m)



Fitted with a low level WC, pedestal hand wash basin, walk in shower with glass screen, ceramic wall and floor tiles and an opaque window to the side aspect.

Garden



The garden has a degree of privacy and is easily maintained with paved patio and mature shrubs.

Garden Photo Two



Outside & Parking



To the front of the property you will find an extensive gravelled drive which provides ample parking.

Floor Plan

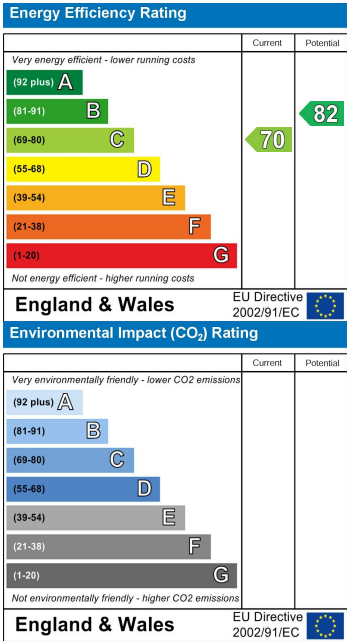


Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

Area Map



Energy Efficiency Graph



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