



13 Little Green

Warmington PE8 6TS

Offers in the region of £405,000

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Brilliantly presented detached bungalow on Little Green, in the very popular village of Warmington.

This extended bungalow comprises of;

Entrance hall with storage cupboard, lounge with bay window leading through to the dining room, patio doors to the impressive sun room that give access to the garden. Re-fitted kitchen with pantry, utility room/w/c and a boot room with double doors to the garden and personal door to the first of two garages. Two double bedrooms, bedroom one benefiting from built in wardrobes and the office that adjoins, bedroom two with bay window to the front. Family bathroom. The second garage can be access via the side door or the up and over to the front.

Outside- to the front of the property, a drive way to both sides leading to the garage, enclosed with a dwarf brick wall and gated. Established shrubs and flowers. Side access. To the rear of the property, an enclosed garden mainly laid to lawn with a vegetable patch and like the frontage, an array of established flowers, bushes and trees.

This property is within easy of all Warmington and its surroundings has to offer, close to major transports links and has to be viewed to be appreciated.

Tenure: Freehold
Council Tax Band: D
Probate Pending





Entrance Hall

Lounge

11'10" x 11'10" (3.63m x 3.62m)

Dining Room

11'11" x 11'10" (3.65m x 3.62m)

Kitchen/Breakfast Room

12'9" x 11'10" (3.91m x 3.61m)

Pantry



Sun Room

12'4" x 12'3" (3.77m x 3.74m)

Office

9'10" max x 6'2" max (3.01m max x 1.89m max)

Boot Room

12'11" max x 14'4" max (3.96m max x 4.38m max)

Utility/WC

8'10" max x 5'6" max (2.70m max x 1.69m max)

Bedroom One

11'11" x 11'11" (3.65m x 3.64m)

Bedroom Two

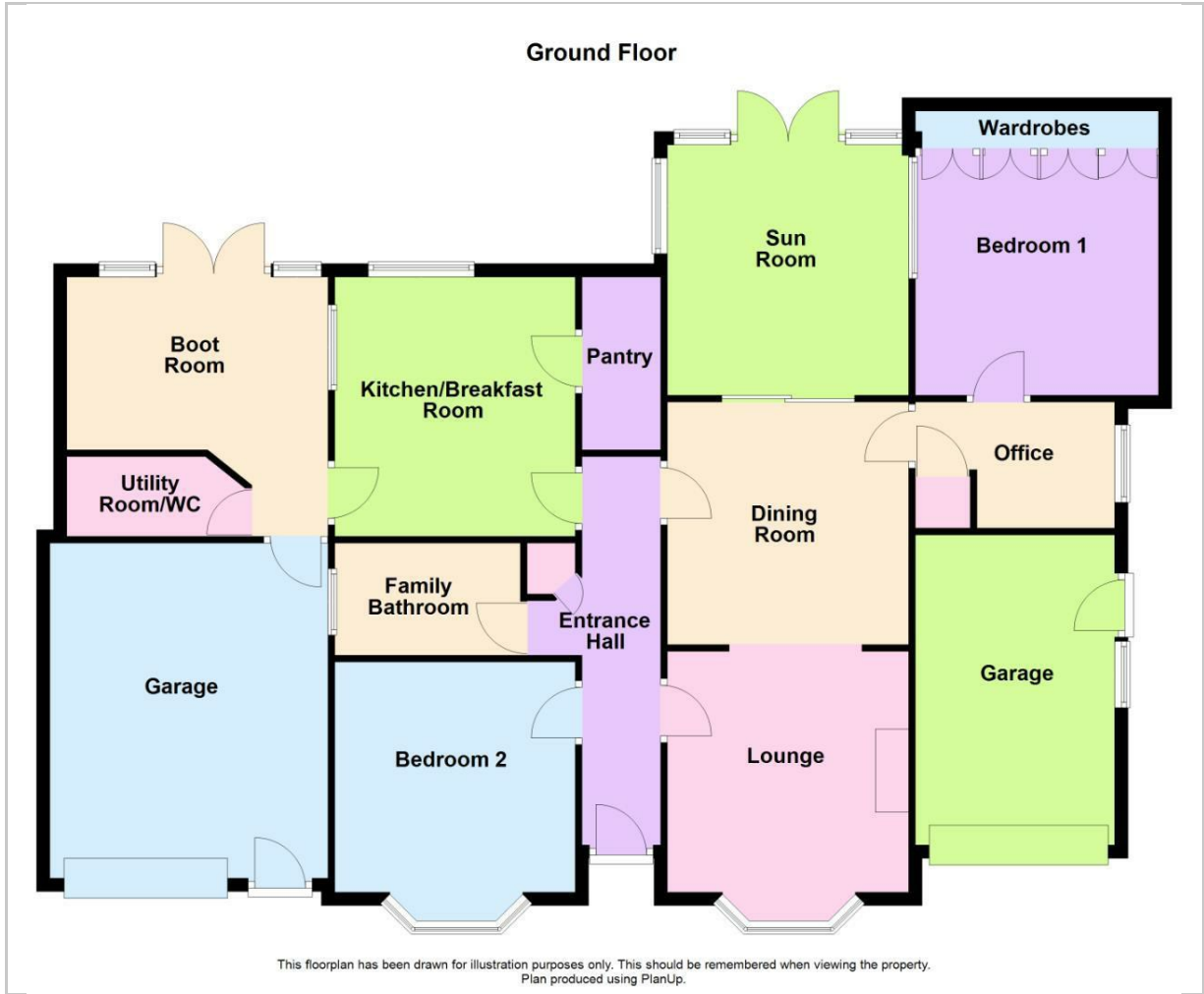
11'10" x 11'4" (3.62m x 3.47m)

Garage One

Garage Two



Floor Plan



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

