



St. Leonards Street

Mundford, IP26

Price £250,000

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Description

Molyneux Estate Agents are very pleased to offer this beautifully presented home found in the sought after village of Mundford.

The property is ideally situated within close proximity of the village shop and pub.

The house enjoys mains gas fired central heating, as well as sealed unit UPVC windows and doors throughout. There is off street parking available by way of two spaces found at the rear of the home.

The accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor. The owners have cleverly maximised the space under the stairs with built in storage, which provides space for a washing machine and tumble dryer.

The kitchen/ diner is found at the front of the home and includes a range of fitted wall and base units with worktop over. There is a built in oven with hob and extractor fitted above, an integrated dishwasher, plus an inset sink and drainer with window above to the front aspect and an additional window to the side of the home providing further natural light.

The lounge is found at the rear of the home and enjoys French doors opening to the garden. The enclosed rear garden is laid partly to decking, and partly to artificial lawn, ideal for easy maintenance. There is also a timber Summerhouse included within the garden.

A rear lobby area completes the ground floor, and also has a door to the rear garden, as well as opening to the useful cloakroom, with W.C, wash hand basin and a heated towel rail.

Upstairs the landing has a built in cupboard which houses the gas boiler, plus a ceiling hatch for access in to the loft space. The landing has doors opening to all three bedrooms and the

family bathroom. The master bedroom is found to the front of the home, whilst bedrooms two and three both have windows looking over the rear garden. The family bathroom is found to the front of the home and has been recently updated, to include a panelled bath with shower fitted over, W.C, wash hand basin and a heated towel rail.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange

Measurements

Entrance Hall

Kitchen/ Diner - 13' 4" x 9' 4"

Lounge - 12' 10" x 12'

Rear Lobby & Cloakroom/ W.C

Stairs to first floor landing

Bedroom 1 - 11' 8" x 10' 11"

Bedroom 2 - 11' x 9' 11"

Bedroom 3 - 8' 7" x 6' 10"

Bathroom - 8' 4" x 5' 2"

Council Tax band - B

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

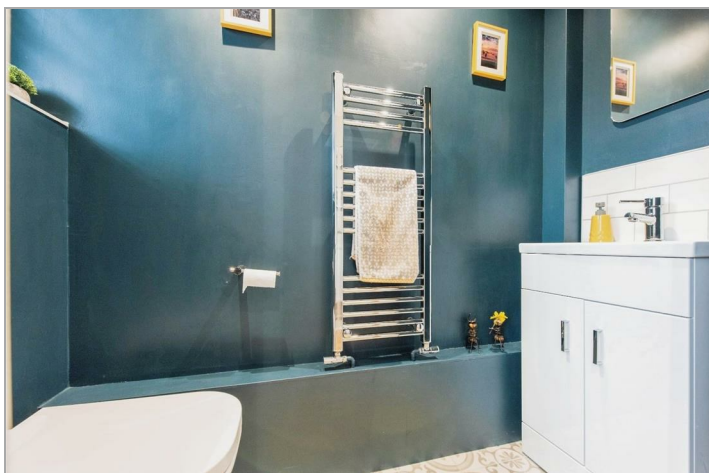
Tel: 01842 818282

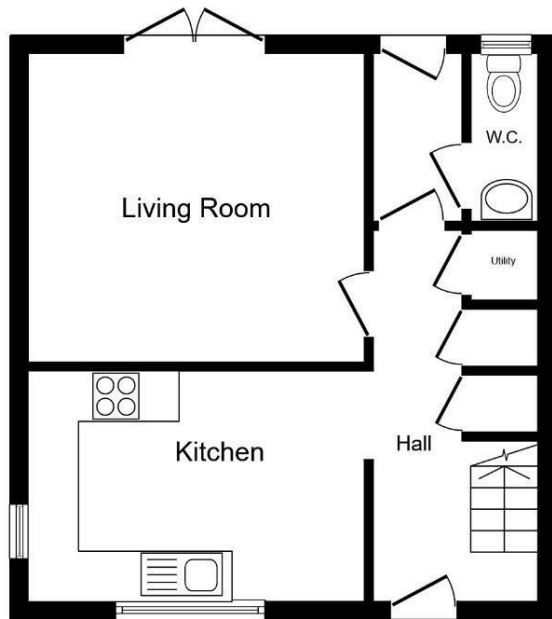
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

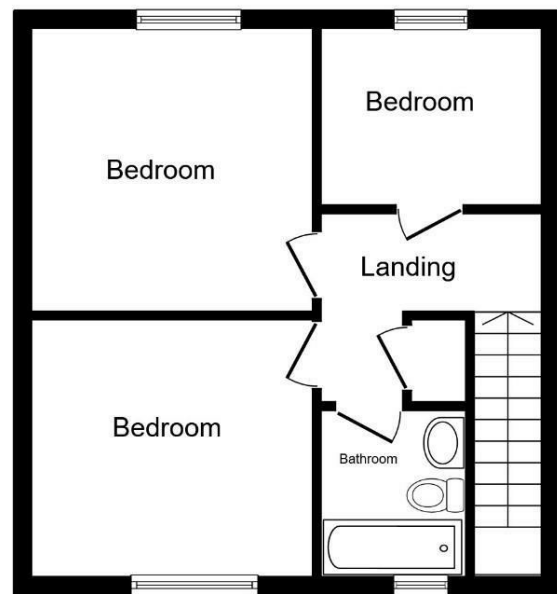
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor

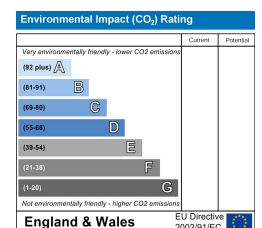
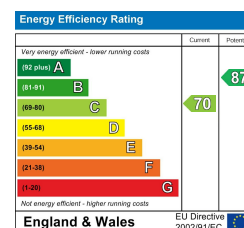


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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