



CARTER
OLIVER
PROPERTY EXPERTS

4 Park Lane, Walton

Guide Price £425,000





4 Park Lane

Walton, Lutterworth

Rare opportunity to acquire a detached bungalow in Walton village. 3 beds flooded with light, open plan living area, well-appointed kitchen. Extensive gardens & Workshop, unique garden railway. Garage, parking. Community living

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Detached bungalow Village Location
- Three spacious double bedrooms
- Wet Room Downstairs + Ensuite upstairs
- No-Chain
- Abundant natural light throughout
- Kitchen with breakfast bar
- Large Purpose built Workshop with power and Lighting
- Large, private landscaped garden with unique railway feature
- Garage and ample off-road parking
- Front garden with mature trees





Garage

16' 4" x 8' 1" (4.98m x 2.47m)

Single garage with power and lighting, this is the location for the boiler and the electric meter. There is also access to the loft space via a hatch with a ladder built in.

Garden Workshop - Purpose Built

15' 8" x 7' 1" (4.78m x 2.17m)

This large purpose built Workshop, was the previous owner's pride and joy, and helped him to create the garden train track and many other DIY projects. Perfect for those wanting the space to create, with power and lighting and having had the roof relaid recently.

Lounge / diner

13' 2" x 27' 2" (4.01m x 8.28m)

Really good sized room, with carpeted floor, 2 sliding doors to the garden. This room also has a working fireplace, and ample space for sofas and a large dining table.

Conservatory

11' 7" x 13' 9" (3.52m x 4.20m)

Good size room which has the potential to be a separate dining room, or even a snug with tiled flooring and a french door leading out to the garden.

Kitchen

14' 3" x 8' 7" (4.34m x 2.62m)

Ample sized room that has a breakfast counter and serving hatch into the lounge / diner, with tiled flooring also, plenty of cabinet space and space for white goods, an integrated electric hob and oven, and you are greeted with a lovely view into the garden from the kitchen window.

Wet Room

7' 1" x 6' 3" (2.17m x 1.90m)

With a full wet room floor, tiled walls, handrails, heated towel rail, sink, tiled shelf, and it even has a high specification wet and dry toilet fitted.



Wet Room

7' 1" x 6' 3" (2.17m x 1.90m)

With a full wet room floor, tiled walls, handrails, heated towel rail, sink, tiled shelf, and it even has a high specification wet and dry toilet fitted.

Utility Room

10' 10" x 10' 2" (3.30m x 3.10m)

This room has tiled flooring, counter space with cupboards and is tiered, with steps down to head towards a door to lead onto a side ally to the garden.

Bedroom 3 / Study

10' 1" x 13' 1" (3.07m x 4.00m)

Bedroom 3 was being used as a study by the previous owner, but being a good sized double room with integral storage, this is still a good room to have as a bedroom.

Entrance Hall

7' 5" x 14' 4" (2.25m x 4.38m)

Nice open space, carpeted floor, has access to a storage cupboard and the landline port.

Bedroom 2

10' 6" x 13' 9" (3.21m x 4.20m)

Really good size double room with carpeted floor, space to have furniture and has an integrated cupboard.

Bedroom 1

12' 6" x 11' 2" (3.82m x 3.40m)

Located upstairs this double bedroom has several integrated storage spaces built into the eaves of the roof as well as insulated paneling to the ceiling.

En-suite

This En-suite has a shower, sink, toilet and a bidet. there is also an access hatch to the loft for the non-extended side of the bungalow.

Garden

Large garden that boasts different varieties of apple trees a plum tree and also a charming train track, the garden workshop also has power fed to it.

DRIVEWAY

2 Parking Spaces

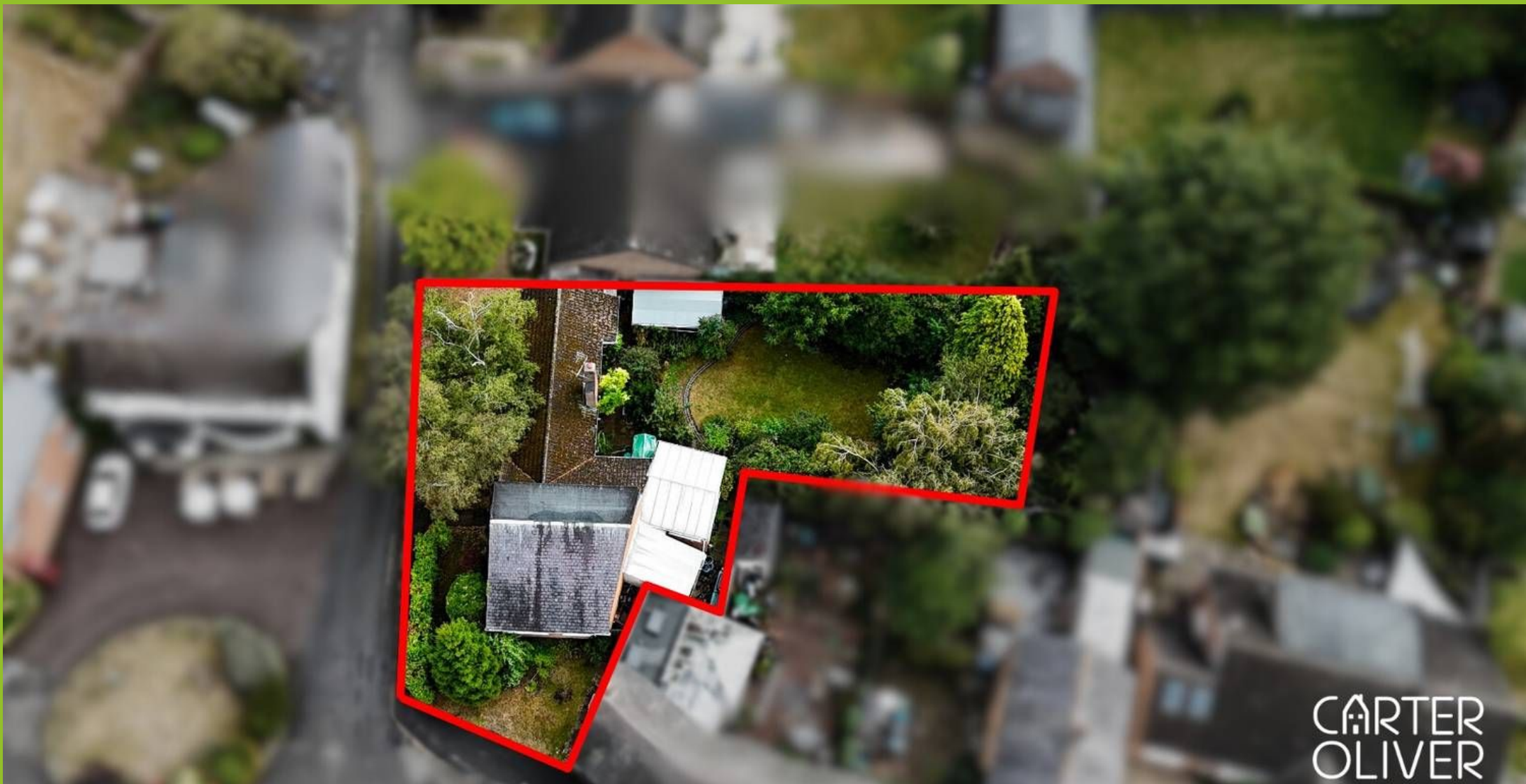


Approx Gross Internal Area
172 sq m / 1856 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



CARTER
OLIVER

Carter Oliver Property

Carter Oliver Property Experts Ltd, 8A Bank Street - LE17 4AG

01455 248033 / 01788 229434

sales@carteroliver.co.uk

www.carteroliver.co.uk