



Grange Road, Blunham, MK44 3NT
Offers over £700,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

******FIVE BEDROOM DETACHED
BUNGALOW ON ESTABLISHED PLOT OF
0.31 ACRES WITH A DOUBLE GARAGE
AND GREAT POTENTIAL FOR FUTURE
DEVELOPMENT/ IMPROVEMENT*****

Situated along one of the most sought after locations on the edge of this ever popular village and occupying a generous plot of almost a third of an acre, this deceptively spacious detached bungalow offers five bedrooms, two separate reception rooms, a large open plan kitchen/ breakfast room with separate utility room, a re-fitted bathroom as well as a separate re-fitted shower room and a double garage. Whilst the bungalow would benefit from some updating/ modernisation throughout, we think there's huge scope for future development/ extension/ loft conversion etc (subject to the relevant consents) and you just need to drive along Grange Road to appreciate some of the amazing homes that have been created in recent years to give you an idea of just what is possible.

Viewing is essential to fully appreciate the amount of accommodation on offer, the size of the plot and the potential on offer!!

Entrance Via

Entrance Hall

Living Room

15'11 x 15'9 (4.85m x 4.80m)

Bedroom One

16'0 x 11'9 (4.88m x 3.58m)

Dining Room

11'9 x 10'0 (3.58m x 3.05m)

Kitchen/ Breakfast Room

14'11 x 12'11 max (4.55m x 3.94m max)





Utility Area

8'2 x 4'9 (2.49m x 1.45m)

Shower Room

8'2 x 6'1 max (2.49m x 1.85m max)

Bedroom Two

12'8 x 11'8 max (3.86m x 3.56m max)

Bedroom Three

12'8 x 11'9 max (3.86m x 3.58m max)

Bedroom Four

11'10 x 7'9 (3.61m x 2.36m)

Bedroom Five

11'8 x 7'9 (3.56m x 2.36m)

Bathroom

7'9 x 7'9 (2.36m x 2.36m)

Double Garage

20'5 x 17'1 max (6.22m x 5.21m max)

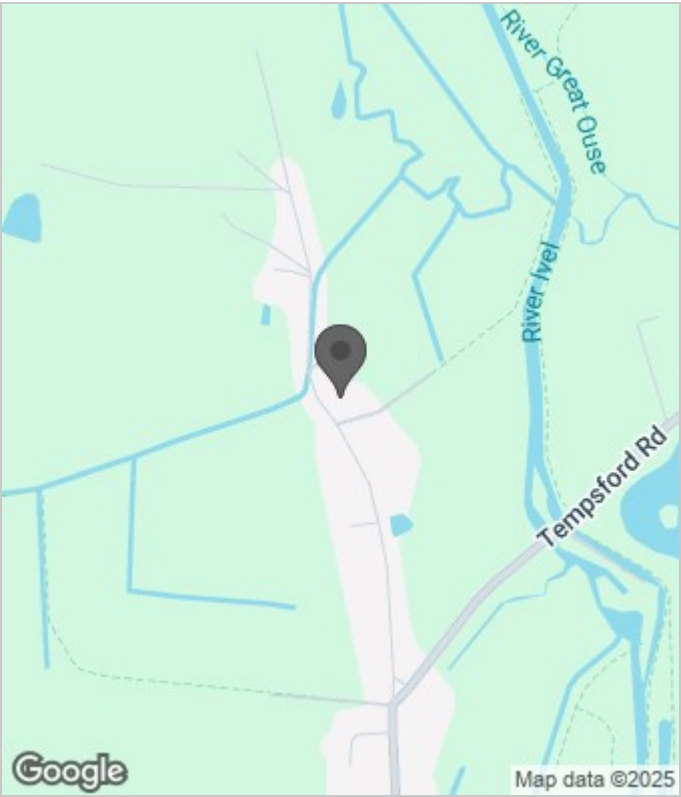
Outside



GROUND FLOOR
1794 sq.ft. (166.7 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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