



Grange Road, Blunham, MK44 3NT  
£669,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS



A fantastic opportunity to own a deceptively spacious detached bungalow situated in one of the most sought-after locations on the edge of the village.

This charming property occupies a generous plot of almost a third of an acre and boasts five bedrooms, two separate reception rooms, a large open-plan kitchen/breakfast room, and a separate utility area. Additionally, the bungalow features a re-fitted bathroom, a separate re-fitted shower room, and a large double garage. One of the most appealing aspects of this home is the rear garden, which backs onto fields, providing a serene view.

The property is for sale with no upper chain, making it an excellent opportunity for those looking to move quickly. While the bungalow may benefit from some updating, there is a huge scope for future extensions or a loft conversion (subject to the relevant consents). By driving along Grange Road, you can appreciate some of the amazing homes that have been created in recent years, which will give you an idea of just what is possible!!

**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)

**Klitchen/ 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)

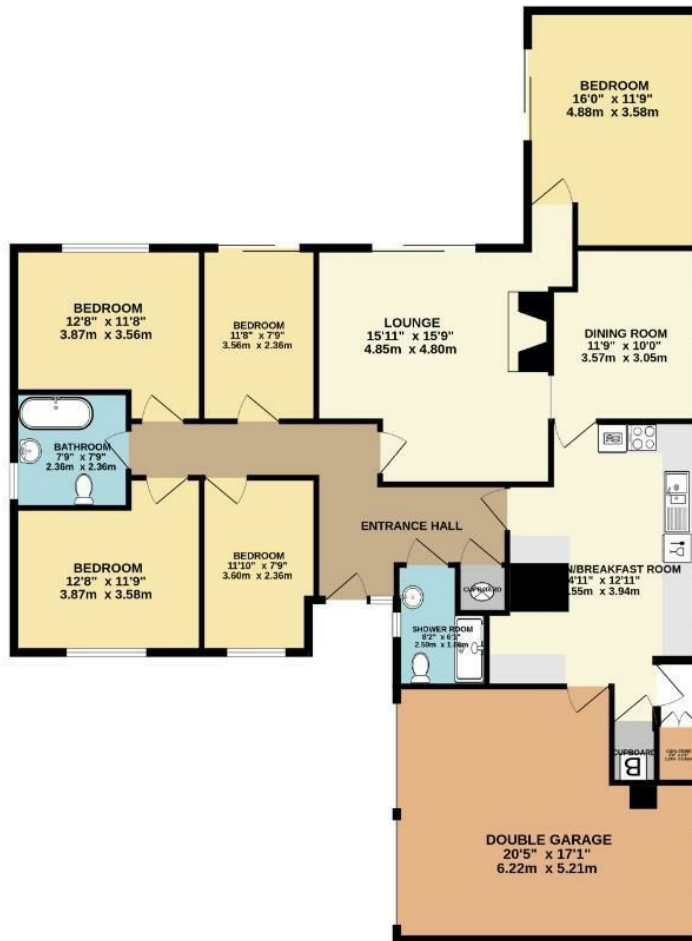
**Bathroom**  
7'9 x 7'9 (2.36m x 2.36m)

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

**Outside**

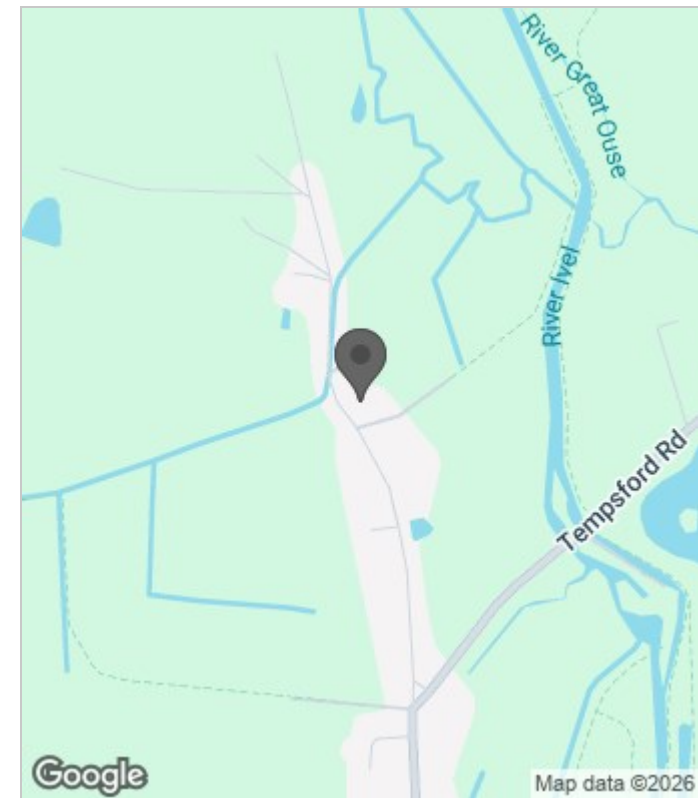


GROUND FLOOR  
1794 sq.ft. (166.7 sq.m.) approx.



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		
(69-80) C		79
(55-68) D	63	
(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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