



**3 Bedroom Bungalow - Detached**  
**located on Bulkington Road,**  
**Wolvey**  
**£415,000**





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**\*\*NO CHAIN - Detached Bungalow - Three Double Bedrooms (One En-Suite) - Impressive Lounge - Set Back From Road - Driveway Parking For Multiple Vehicles\*** CHECK OUT THE FLOORPLAN on this spacious detached bungalow located in the desirable village of Wolvey! Offering two bathroom suites + outside WC, private manageable rear garden, and a welcoming entrance hallway, this bungalow offers the rare benefit of being ready to move into, and in brief comprises: multi-car driveway, carport, porch, entrance hall, lounge/diner, double conservatory, kitchen, WC, three double bedrooms with bedroom three benefitting from an ensuite, bathroom and rear garden.

## PROPERTY OVERVIEW

**\*Detached Bungalow - Three Double Bedrooms\*** This deceptively spacious detached bungalow located in the desirable village of Wolvey is now available for purchase! Very briefly comprising; multi-car driveway, carport, porch, entrance hall, lounge/diner, double conservatory, kitchen, WC, three double bedrooms with bedroom three benefitting from an ensuite, bathroom and the beautiful rear garden.

**FRONT ASPECT** An attractive detached bungalow with multi-car driveway, front garden and carport.

**PORCH** With a door leading into the Hall.

**ENTRANCE HALL** A welcoming entrance hall with doors leading to the lounge, bedroom one, bedroom two and the bathroom.

**LOUNGE/DINER** 14' 11" x 18' 6" (4.55m x 5.66m) A good sized lounge/diner with gas central heated radiator, double glazed doors leading to the double conservatory and kitchen.

**KITCHEN** 9' 11" x 15' 1" (3.03m x 4.61m) Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, electric oven, hob, extractor, double glazed window and doors leading to the WC / side entrance.

**WC** Benefiting from a low level w/c, wash hand basin and central heated radiator.

**DOUBLE CONSERVATORY** 22' 10" x 10' 7" (6.96m x 3.25m) Double width conservatory with parting in the centre, having double glazed windows and French doors opening to the rear garden and to the third bedroom.

**BEDROOM ONE** 11' 11" x 12' 0" (3.64m x 3.67m) A double bedroom with integrated storage, central heated radiator and double glazed window.

**BEDROOM TWO** 9' 11" x 11' 11" (3.03m x 3.65m) A double bedroom with integrated storage, central heated radiator and double glazed window.

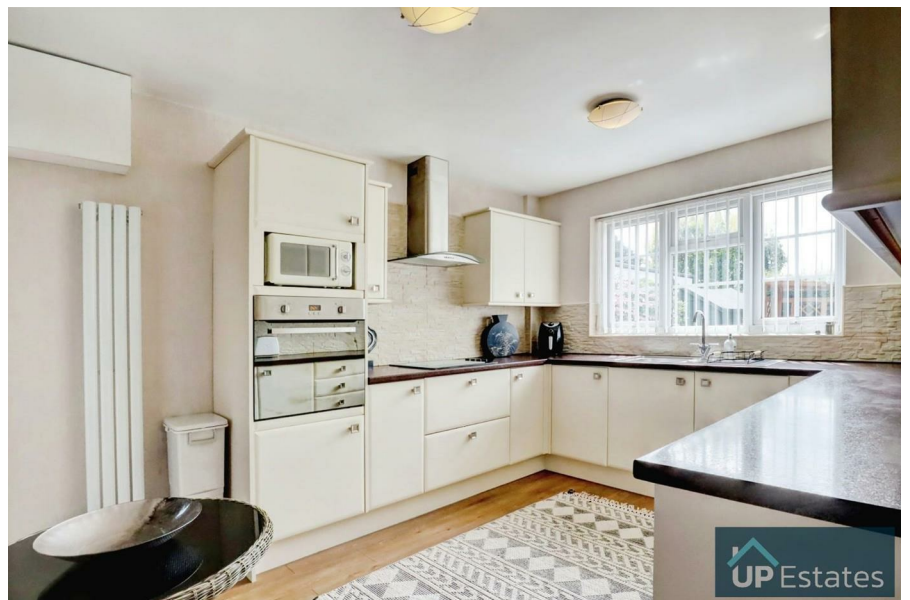
**BEDROOM THREE** 7' 9" x 18' 9" (2.38m x 5.73m) A double bedroom with open ensuite shower/wc, central heated radiator and double glazed window.

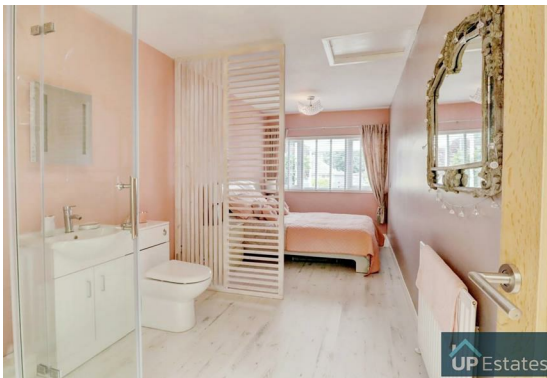
**BATHROOM** 6' 8" x 8' 6" (2.04m x 2.60m) Refitted brand new bathroom, being tiled, bath with power shower over, vanity wall hung sink, extractor fan, central heating radiator and low level WC

**REAR ASPECT** A beautiful rear garden initially paved followed by lawn, with fenced borders and a storage shed.

£415,000

- NO CHAIN
- Detached Bungalow
- Three Bedrooms (One En-Suite)
- Circa 1,300 sq ft accomodation
- Driveway Parking For Multiple Vehicles
- Welcoming Entrance Hall
- Sought After Village Location
- CHECK OUT THE FLOORPLAN





## PROPERTY INFORMATION SUMMARY

Council Tax Band: E  
 Local Authority: Rugby  
 Tenure: Freehold  
 Maintenance or Service Charges: N/A  
 EPC Certificate Rating: D  
 Approx. Total Floor Area: 1313.21 sqft  
 Heating System: Gas Central Heating

## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

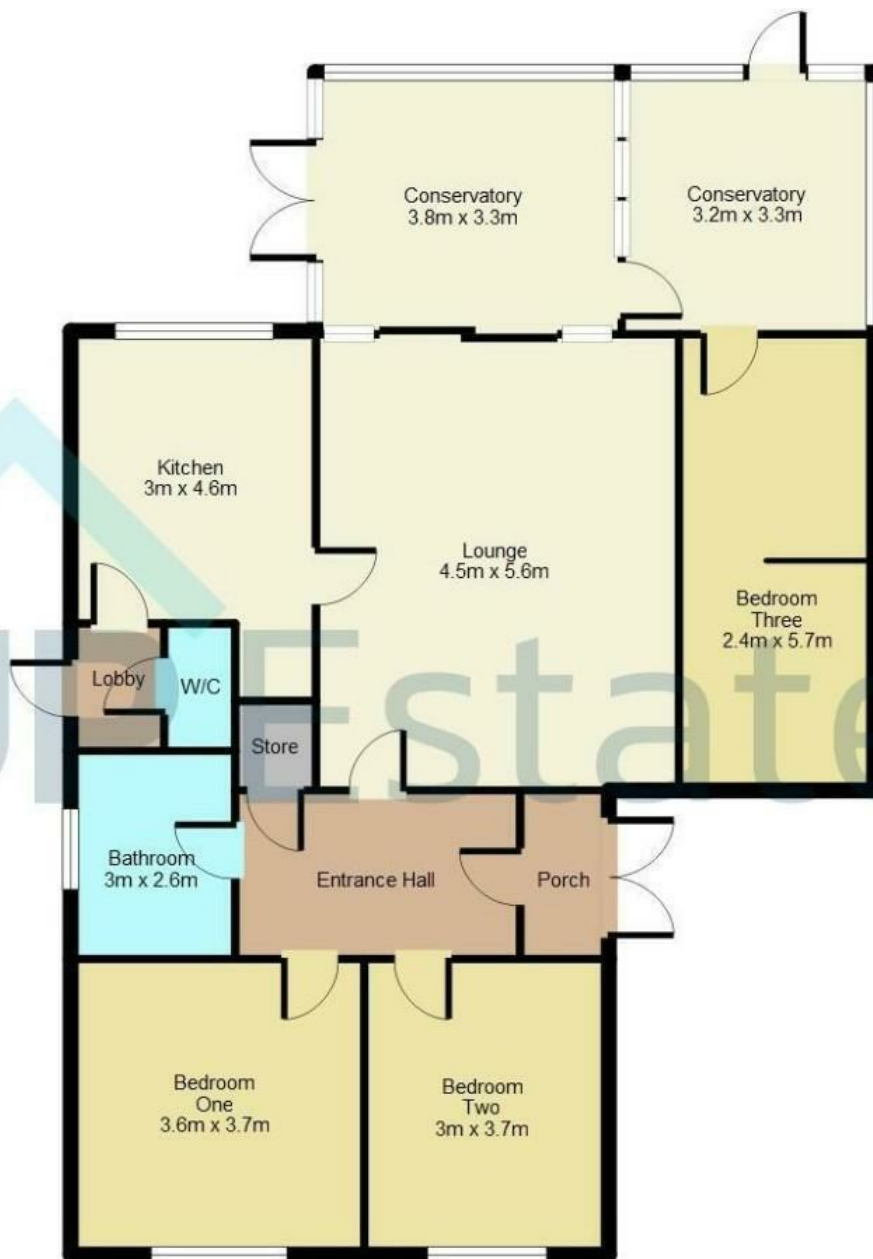
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Bulkington Road, Wolvey





For illustrative purposes only. Measurements are approximate and not to scale  
(c) Up Estates

Approx Internal Floor Area: 1371 sq.f / 127 sq.m

## CONTACT

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