



Scotts Lane, Wilbarston, LE16 8QW

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT

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Property Description

A detached 2-3 bedroom bungalow located in the heart of the village occupying a plot in the region of 0.17 acres.

The flexible accommodation offers good living space with the opportunity to further develop the property, subject to the relevant planning consents.

An entrance hallway leads you through into the dual aspect living dining room, which has a modern fire surround with an inset gas fire and a raised hearth. Double doors give access out into the rear garden and there are two windows to the side elevation.

The kitchen is located at the rear of the property and boasts a range of base and wall units with a complimentary worktop and inset sink with drainer. Integrate appliances include an electric eye level double oven, gas hob with a hood over. There is a connecting door to the formal dining room and a window overlooking the rear garden.

The formal dining room has views and direct access into the rear garden, and there is a further door which leads into the utility room. This area has plumbing for an appliance, a sink with drainer and a wall mounted gas boiler; a door gives access into the garage.

Both of the double bedrooms are located at the front of the property. Bedroom one benefits from a dressing area and an ensuite shower. The family bathroom comprises of a wc, wash hand basin and a panelled bath.

Outside: To the front of the property there is ample parking for between two to four vehicles. The integral garage allows further parking and has an electric roller door and power and lighting. A gated side access leads through into the rear garden that is set across three levels, with a large patio area. Steps lead up to a shaped lawn with shrub borders, a timber shed with a crazy paved patio area, and an uncultivated area to the far end of the garden that could house a home office or further patio area.





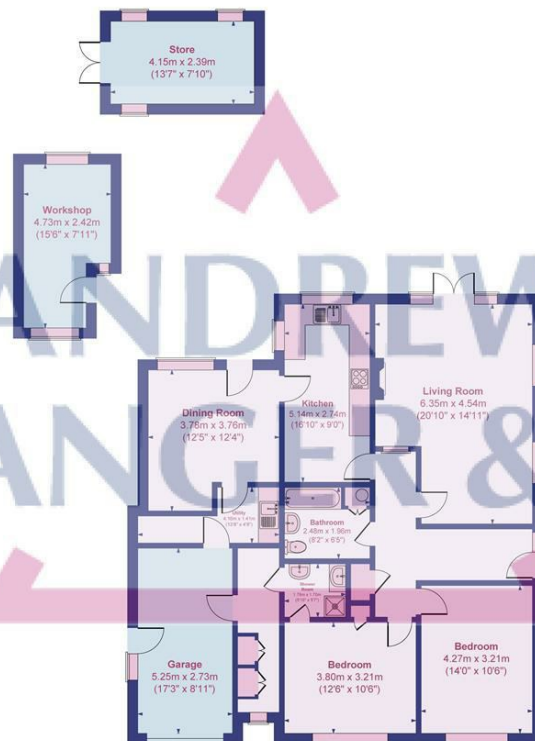
Key Features

- Extended Detached Two Bedroom Bungalow On A Generous Plot
- Entrance Hallway
- Dual Aspect Living Room
- Kitchen Utility Room
- Formal Dining Room
- Principal Bedroom With En-Suite & Dressing Room
- Family Bathroom
- Car Standing, Garage
- Generous Garden
- No Upward Chain

**Offers Over
£400,000**



Approximate Gross Internal Area
 115.2 sq. m. (1240 sq. ft.)
 Garage At 14.6 sq. m. (157 sq. ft.)
 Outbuildings At 20.4 sq. m. (220 sq. ft.)
 Total 150.2 sq. m. (1617 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band -

Local Authority

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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