



The Lodge, Home Farm, Denny, FK6 5LH

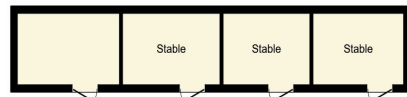
welcome to

The Lodge Home Farm, Denny

**** FIXED PRICE OF £425,000 ** £15,000 BELOW HOME REPORT VALUE **** Introducing this well-proportioned 5/6 Bedroom detached bungalow, situated in a semi-rural location & benefitting from an approx. 1 acre grazing paddock(sts), with stable blocks. This property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive bungalow has to offer.



Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



**** FIXED PRICE OF £425,000 ** £15,000 BELOW HOME REPORT VALUE **** The Lodge perfectly blends versatile accommodation & sits in its own grounds which extend to approximately 1.3 acres(stc) of which approximately 1 acre(stc) is a grazing paddock with stable block. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home, a grazing paddock/stables or who perhaps require one level living.

Upon entering, you are greeted by an Entrance Hallway & immediately catching your attention is the expansive open plan Sitting / Dining Room, which creates a central hub for socialising, making it the ideal retreat where friends & family will naturally gather at the start & end of the day; windows to both the front & rear aspect allows light to flourish into the room. Next, we gravitate to the Kitchen / Breakfast Room; tailored with an array of wall & base units, fitted worktops & integrated oven/hob, the Kitchen provides space, convenience & ample storage, with handy door access out to the rear garden.

There are 5 well-proportioned Bedrooms, with 3 of the Bedrooms benefiting from En Suite WC's & all bar 1 of the Bedrooms having the inclusion of in-built storage. A true highlight of this home is the recently refitted & stylish 4-piece Family Bathroom; tastefully tailored & comprising of a bath, separate Shower Cubicle, WC & wash hand basin.

Concluding the accommodation on offer is the Family Room, with patio doors leading out to the rear of the property; however, this room could also be adapted to alternative usage such as an additional Bedroom(if required), Home Office or Hobby/Playroom depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home; there is also a WC situated off the Family Room.

The home skilfully provides a flexible layout which current modern lifestyles prefer & there is a good range of in-built storage space to be found throughout the property. The Home further benefits from an LPG central heating system & viewing of this property is highly recommended to truly appreciate all that this spacious home has to offer.

Externally, the initial gardens wrap themselves around the home & comprises of a gravelled driveway, providing off road parking convenience & a lawn area, with shrubs, trees & borders. A further stand-out feature is the approx. 1-acre(sts) of paddock to the rear property, with the pasture suitable for grazing stock. The paddock is immediately behind the rear garden, is well enclosed & has 3 stable blocks, so could therefore “house” several horses, which could ideally appeal to the equestrian enthusiast.

Denny is well situated for the commuter, with the central motorway network located within easy access. The area is well provided for all levels of schooling, with nursery, primary & secondary schooling all available locally as well as a good range of convenience shops. Both Stirling & Falkirk are within easy access, which offer a wider range of shopping & leisure facilities, with the mainline bus & railway stations providing good transport links throughout Central Scotland.

Entrance Hallway

Sitting / Dining Room

28' 7" max x 12' 4" max (8.71m max x 3.76m max)

Kitchen / Breakfast Room

13' 6" x 12' 5" (4.11m x 3.78m)

Bedroom

11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom

13' 6" max x 11' 2" max (4.11m max x 3.40m max)

Bedroom

13' 6" x 11' 3" exc storage (4.11m x 3.43m exc storage)

En Suite Wc

Bedroom

11' x 9' 8" exc storage (3.35m x 2.95m exc storage)

En Suite Wc

Bedroom

14' 8" x 10' 4" exc storage (4.47m x 3.15m exc storage)

En Suite Wc

Family Room/Bedroom

13' 6" x 10' 4" (4.11m x 3.15m)

WC

Family Bathroom



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welcome to

The Lodge, Home Farm, Denny

- **** FIXED PRICE OF £425,000 ** £15,000 BELOW HOME REPORT VALUE **** A spacious 5/6 Bedroom detached bungalow, with approx. 1 acre(sts) of grazing paddock & 3 stables
- Open Plan Sitting/Dining Room, separate Kitchen/Breakfast Room & Family Room
- Stylish, refitted Family Bathroom
- En Suite WC's to 3 Bedrooms & separate WC situated off the Family Room
- Offers versatile living accommodation

Tenure: Freehold EPC Rating: E

fixed price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110404 - 0005

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