



- Spacious Detached Bungalow
- Countryside Views
- 3 Good Size Bedrooms
- 17'10" Lounge
- 16'8" Conservatory
- Driveway & Garage
- West-Facing Garden
- NO CHAIN!

Jensen Road, Bracebridge Heath, LN4 2QU,
Offers Over £270,000





COUNTRYSIDE VIEWS! Starkey&Brown are pleased to offer for sale this spacious detached bungalow which stands on a generous size plot with west-facing garden and views over adjacent countryside. Accommodation briefly comprises entrance porch, entrance hallway, 17'10" lounge with patio door leading onto rear garden, separate dining area, 11'0" kitchen, impressive 16'8" uPVC conservatory with views over the garden, 3 well portioned bedrooms and spacious bathroom with 4 piece bathroom suite. Outside the property has driveway with space for several vehicles, 19'9" brick built garage and generous sized west-facing garden which is predominantly laid to lawn. The property is being offered for sale NO CHAIN. Call today to view. Council tax band: C. Freehold.



Entrance Porch

Having uPVC side entrance door and uPVC door into:

Entrance Hallway

Having radiator, coved ceiling and access to loft.

Lounge

17' 10" x 12' 0" (5.43m x 3.65m)

Having coal effect gas fireplace with marble effect hearth and inset and wooden surround, radiator, coved ceiling, wall lights and patio door overlooking the garden.

Dining Area

11' 0" x 6' 10" (3.35m x 2.08m)

Having radiator and coved ceiling.

Kitchen

11' 0" x 10' 0" (3.35m x 3.05m)

Having a range of matching wall and base units, glass display cabinet, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for fridge and freezer, plumbing for washing machine, plumbing for dishwasher, tiled effect vinyl flooring, radiator, coved ceiling and uPVC door to conservatory.

Conservatory

16' 8" x 9' 0" max (5.08m x 2.74m)

Having originally built by James Oliver Conservatories and being of uPVC construction with brick built base, fitted window blinds, ceramic tiled floor, French doors overlooking the garden and countryside beyond.

Bedroom 1

14' 6" x 10' 10" (4.42m x 3.30m)

Having radiator and coved ceiling.

Bedroom 2

10' 6" min x 10' 1" (3.20m x 3.07m)

Having radiator and coved ceiling.

Bedroom 3

10' 0" x 8' 6" (3.05m x 2.59m)

Having radiator and coved ceiling.

Bathroom

Having spacious 4 piece suite comprising tiled shower cubicle with electric shower appliance, panelled bath with additional electric shower appliance and folding glass shower screen, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, fully tiled walls, airing cupboard housing Glow-Worm combination condensing central heating boiler (installed 2017), downlights and extractor.

Outside Front

To the front of the property there is a garden area with a variety of plants and shrubs, cold water tap, outside lighting, concrete driveway with space for several vehicles extending to side and garage. Gate at side leading to rear garden.

Garage

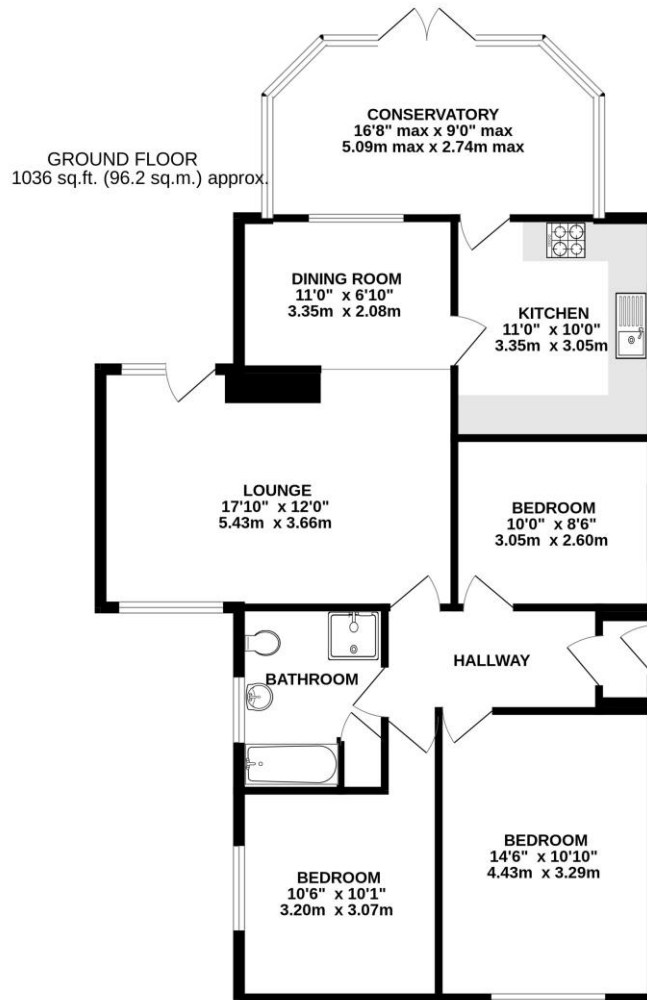
19' 9" x 9' 0" (6.02m x 2.74m)

Being of brick built construction with remote control roller shutter door, power and light and window to rear.

Outside Rear

To the rear of the property there is a generous sized west-facing garden overlooking countryside to the rear. Being mainly laid to lawn with paved patio area and a variety of shrubs and trees.





TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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