



Water Lane, Melbourn SG8 6AX

welcome to

Water Lane, Melbourn

A spacious detached property comprising a 3 bedroom bungalow with adjoining 2 bedroom annexe. If need be, the properties can easily be combined as one. Viewing is recommended to appreciate the accommodation available.



Door To Entrance Hall

Spacious hall with hatch to loft, built in cupboard, radiator.

Lounge/Diner

26' x 11' (7.92m x 3.35m)

Feature fireplace with hearth and surround, double glazed window to side, 2 radiators.

Sitting Room

11' 7" x 10' 10" Including recess (3.53m x 3.30m Including recess)

Radiator. Double glazed window to front.

Kitchen/Breakfast Room

18' 9" max x 10' 7" max (5.71m max x 3.23m max)

Comprising 1 1/2 bowl sink unit with mixer taps and work surface surrounds, range of base and wall units, built in oven and hob with extractor over, wall mounted gas boiler, wall tiling, double glazed windows to front and side, door to utility room.

Utility Room

10' 7" x 9' 7" (3.23m x 2.92m)

Space and plumbing for automatic washing machine. Double glazed window to side. Door to rear.

Bedroom One

12' 1" x 11' plus depth of wardrobes (3.68m x 3.35m plus depth of wardrobes)

Built in wardrobes. Radiator. Double glazed window to side.

Bedroom Two

11' 8" x 7' 4" (3.56m x 2.24m)

Radiator. Double glazed window to rear.

Bedroom Three

9' x 7' 2" plus door recess (2.74m x 2.18m plus door recess)

Radiator. Double glazed window to rear.

Bathroom

Suite comprising shower cubicle, low flush WC, wash hand basin set into vanity unit, radiator, double glazed window to utility.

Bathroom 2

Currently a wet room with shower, low flush WC, wash hand basin, radiator, double glazed window to side.

Annexe

Whilst operating as a self-contained annexe, this can easily be incorporated into the main dwelling if required.

Lounge

20' 7" max x 12' max (6.27m max x 3.66m max)

Feature wood burning stove, storage heater, double glazed windows to front and rear.

Kitchen

12' 6" x 8' (3.81m x 2.44m)

Fitted kitchen comprising built in oven and hob, stainless steel sink unit with mixer taps and work surface surrounds, range of base units, double glazed window to side.

Bedroom One

12' 4" x 9' 5" (3.76m x 2.87m)

Storage heater. Double glazed window to front.

Bedroom Two

8' 8" x 7' plus recess (2.64m x 2.13m plus recess)

Storage heater. Double glazed window to rear.

Bathroom

Suite comprising shower, concealed cistern WC, wash hand basin, towel radiator, double glazed window to rear.

Inner Hall

Door to rear lobby/utility room which provides space and plumbing for automatic washing machine.

Outside Gardens

The gardens are predominantly laid to lawn and extend to the rear and side of the property.

Garage

There is a large detached garage to the front of the property and generous off-road parking.



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welcome to

Water Lane, Melbourn

- Extremely spacious detached dwelling in sought-after village location.
- 3 bedroom bungalow with adjoining 2 bedroom bungalow.
- Easily converted to form one particularly spacious detached home.
- Large garage.
- Generous off-road parking.

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110162 - 0004

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