



**Pattison
Lane**

Price: £550,000 Offers Over Bedford Close, Barton Seagrave

A substantial FOUR BEDROOM DETACHED BUNGALOW with a substantial ONE BEDROOM DETACHED BUNGALOW in the garden. Further highlights include: a double garage, a large garden, a huge outbuilding and ample off road parking. Viewing advised.

- Four Bedroom Detached Bungalow
- One Bedroom Detached Bungalow
- Double Integral Garage
- Large Rear Garden
- Substantial Outbuilding
- Presentable Throughout
- Ample Off Road Parking
- Viewing Advised

Tenure: Freehold
EPC Rating: C



ENTRANCE HALL

Reached via main front door. Access to an open plan lounge diner, kitchen breakfast room, utility room, four bedrooms, and the family bathroom.

LOUNGE/ DINING ROOM 23'4 x 13'1 (7.1m x 4.0m)

Bay window to rear aspect. Radiator. Inset spot lighting. Open to:

SITTING ROOM currently used as a dining room 11'10 x 8'10 (3.6m x 2.7m)

Door opening to the rear garden with side screen windows. Inset spot lighting.

KITCHEN/ BREAKFAST ROOM 21'8 11'10 (6.6m x 3.6m)

Fitted with a range of high gloss modern units to base and wall with contrasting work surfaces over and upstands. Breakfast bar. Stainless steel sink and drainer unit with mixer tap over. Integrated appliances to include an electric oven, inset electric hob with chimney style cooker hood over, dishwasher, fridge and freezer. Inset spotlighting. Two windows to side aspect. Door to:

CLOAKROOM

Suite comprising low level WC and wash hand basin. Frosted window to rear aspect.

UTILITY ROOM 7'10 x 6'3 (2.4m x 1.9m)

Space and plumbing for a washing machine and dishwasher. Window to side aspect. Door into the double integral garage.

BEDROOM ONE 12'10 x 11'10 (3.9m x 3.6m)

Radiator. Inset spot lighting. Door to en- suite and double doors opening into the orangery.

ORANGERY 18'4 x 11'10 (5.6m x 3.6m)

Radiator. Inset spot lighting. Windows to rear aspect. Door to rear aspect. Skylight windows.

EN SUITE 7'7 x 5'7 (2.3m x 1.7m)

Suite comprising a shower enclosure, wash hand basin and low level WC.

BEDROOM TWO 13'1 x 11'6 (4.0m x 3.5m)

Window to front aspect. Radiator.

BEDROOM THREE 12'10 x 11'6 (3.9m x 3.5m)

Bay window to front aspect. Radiator.

BEDROOM FOUR 11'6 x 6'11 (3.5m x 2.1m)

Window to front aspect. Radiator.

BATHROOM 12'6 x 7'10 (3.8m x 2.4m)

Four piece modern suite comprising a double shower enclosure, panelled bath, wash hand basin and low level WC. Inset spot lighting. Extractor fan.



ANNEX

ENTRANCE PORCH

Windows overlooking the rear garden. Door into:

LOUNGE/ DINING ROOM 19'8 x 17'9 (6.0m x 5.4m)

Two windows to side aspect. Radiator. Doors to the bedroom and kitchen.

KITCHEN 9'2 x 8'2 (2.8m x 2.5m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Windows to rear and side aspect. Integrated electric oven. Inset electric hob with cooker hood over. Door into the bathroom.

BEDROOM 17'9 x 8'10 (5.4m x 2.7m)

Window to side aspect. Radiator.

BATHROOM

Part tiled suite comprising a panelled bath, wash hand basin and low level WC. Storage cupboard. Extractor fan. Heated towel radiator.

OUTSIDE

FRONT GARDEN/ DRIVEWAY

Mainly laid to lawn with established shrubs and a block paved driveway providing off road parking for multiple cars. Gated access to the rear garden.

INTEGRAL DOUBLE GARAGE

A double garage with two up and over doors to front aspect.

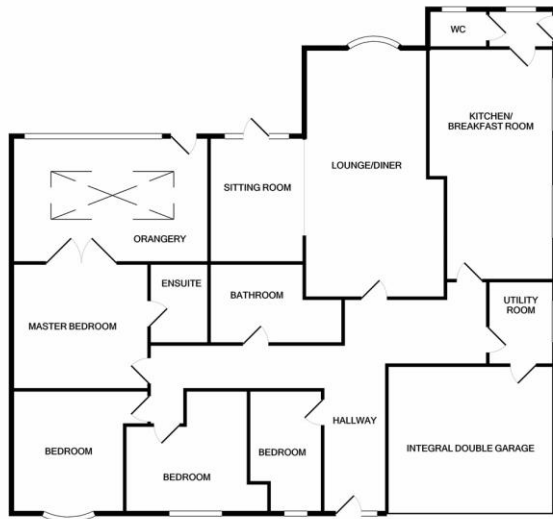
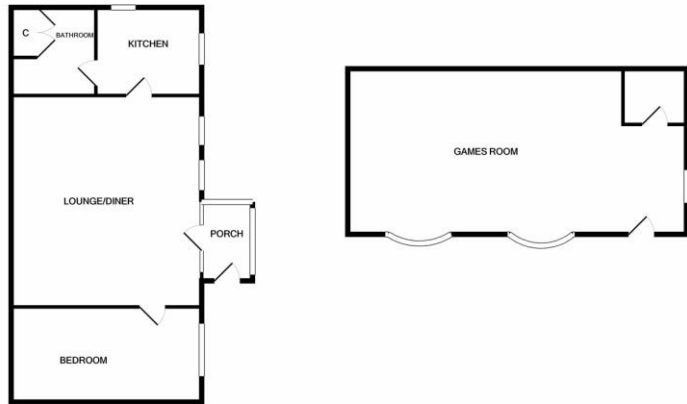
REAR GARDEN

Enclosed by brick walling and timber fencing the rear garden is levelled to provide a paved patio/ seating area with steps leading down to a lawn area, further paving for more seating and entertaining, a summer house and a free standing games room.

GAMES ROOM (can be used for multiple uses) 31'6 x 15'5 (9.6m x 4.7m)

Two windows on looking to the rear garden. Power and lighting. Storage cupboard.





TOTAL APPROX. FLOOR AREA 3193 SQ.FT. (296.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance 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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