



\* SUPERB & SPACIOUS FAMILY HOME \* OFFERING VAST POTENTIAL TO IMPROVE AND EXTEND THE ACCOMODATION \* PARQUET FLOORING & MANY ORIGINAL FEATURES \* THREE BEDROOMS \* BATHROOM & W/C \* LOUNGE \* REAR ASPECT DINING ROOM \* FITTED KITCHEN \* DELIGHTFUL & LARGE SOUTH FACING REAR GARDEN WITH FAR REACHING VIEWS \* OFF ROAD PARKING & GARAGE \* LOCATED AT THE FOOT OF DUNSTABLE DOWNS \* SEMI RURAL & WEST DUNSTABLE LOCATION WITH OPEN FIELDS & POPULAR COUNTRYSIDE WALKS NEARBY \* INTERNAL VIEWING A MUST TO APPRECIATE THIS IDEAL FAMILY HOME \* NO UPPER CHAIN \*



Bradshaws are delighted to have been favoured with sole agency instructions to offer for sale this fantastic family home which offers vast potential to extend and make your own. Set in a semi-rural location with open fields and popular walks nearby and being offered for sale with no onward chain, we strongly advise an internal and external viewing to fully appreciate all that this stunning home has to offer the discerning buyer.

### Entrance

Door leading to the entrance hall.

### Entrance Hall

Providing access to the lounge with parquet flooring, radiator, meter cupboard, stairs rising to the first floor accommodation.

### Lounge

16'8 x 11'9 (5.08m x 3.58m)

Feature bay window to the front aspect, fireplace and surround with gas fire, radiator, parquet flooring.



### Dining Room

10'5 x 8'5 (3.18m x 2.57m)

Double glazed window to the rear aspect and double glazed door to the rear. Fitted carpet. Radiator.



### Kitchen

10'4 x 9'4 (3.15m x 2.84m)

Fitted to comprise a range of wall, drawer and base level units with work surfaces over, space for a freestanding cooker, floor mounted gas boiler, space and plumbing for a washing machine, walk in pantry, door to the side aspect, double glazed window to the rear aspect.



### Landing

Providing access to all first floor accommodation with a feature double glazed windows to the side.

### Bedroom One

14'9 x 12'10 (4.50m x 3.91m)

Double glazed window to the front aspect, built in wardrobes, timber flooring, radiator.



### Bedroom Two

10'5 x 9'8 (3.18m x 2.95m)

Double glazed window to the rear aspect, airing cupboard, fitted carpet, radiator.



### Bedroom Three

11'5 x 6 (3.48m x 1.83m)

Double glazed window to the front aspect, fitted wardrobe, timber flooring, radiator.





### W/C

Close coupled w/c. Double glazed window to the side aspect.



### Bathroom

Recently refitted to comprise a panelled bath with shower over, wash hand basin set into a vanity unit. Double glazed window to the rear. Heated towel rail.



### To The Front

Area laid to lawn, driveway providing off-road parking and onward access to the garage.

### Garage

15'6 x 8'7 (4.72m x 2.62m)

Attached with double doors, light and power and door leading to the rear garden.

### Rear Garden

A large enclosed and family friendly rear garden that is most laid to lawn with a variety of established trees, bushes and shrubs, boundary fencing.



### Further Garden View

The rear garden is split into two separate areas with a private garden located to the rear.



### NB

Services and appliances have not been tested.

### Viewing

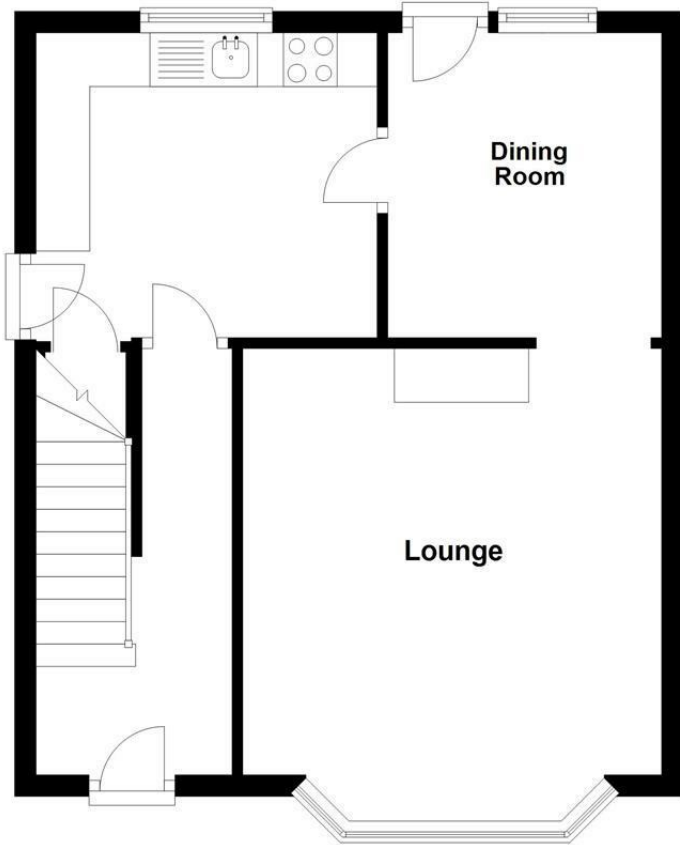
By appointment through Bradshaws.

### Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

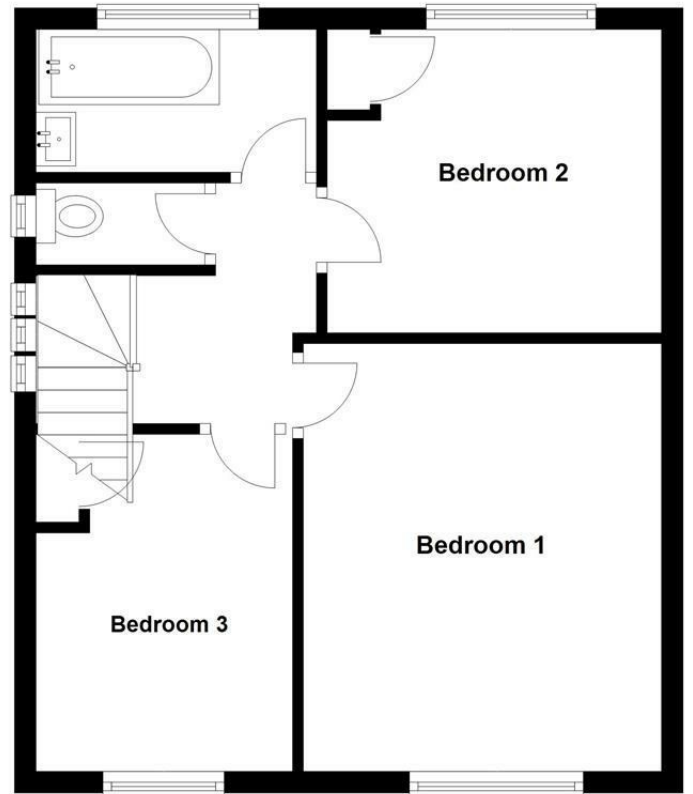
## Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 80.8 sq. metres (869.6 sq. feet)

