



CHURCH VIEW, NORTHBOROUGH, PE6 9DQ
£375,000 FREEHOLD

A modern, neat and tidy detached bungalow, superbly located at the beginning of a popular development within the village of Northborough, a short stroll to the local post office/stores and bus stop. Well-appointed throughout, with three bedrooms, en suite and bathroom, private rear gardens and long driveway.

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Set within a popular modern development in the village of Northborough, you cross the neat frontage and along the block paved driveway with parking for at least three vehicles, up to the UPVC entrance door opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you, with recessed coats cupboard, loft access, radiator, power points and finished with wood effect flooring.

SITTING ROOM

16'11 x 16'8 a generous sitting room with ample space for sofas and a dining table, with UPVC window to the front aspect and sliding UPVC doors to the rear opening through to the garden room, feature fireplace with gas fire inset, dual radiators, power points and TV point.

GARDEN ROOM

7'11 x 12'1 UPVC construction with views across the rear gardens, finished with herringbone style wood effect flooring and UPVC French doors to the rear aspect.

KITCHEN

11'7 (min) 13'3 (max) x 10'1 (min) 13'8 (max) a bright kitchen with UPVC window to the rear aspect and part glazed UPVC door onto the rear gardens, comprising a range of modern base and eye level storage units incorporating roll edge work

surface with stainless steel 1 ¼ sink inset and mixer tap over, integrated double oven and four ring hob with extractor fan over, fridge freezer space, plumbing and space for washing machine, wall mounted boiler, power points and tiled effect flooring.

BEDROOM

15'5 x 10'4 a lovely double bedroom with UPVC window to the front aspect, radiator and power points.

EN SUITE

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle with electric shower over, chrome heated towel rail, fully tiled walls and wood effect flooring.

BEDROOM

11'1 x 9'9 (min) 12'1 (max) another double bedroom with UPVC window to the front aspect, radiator and power points.

BEDROOM

8'4 x 7'7 with UPVC window to the side aspect, radiator and power points.

BATHROOM

With frosted UPVC window to the side aspect, comprising a three-piece suite, low level; WC, wash hand basin set in vanity unit and panel bath with mixer

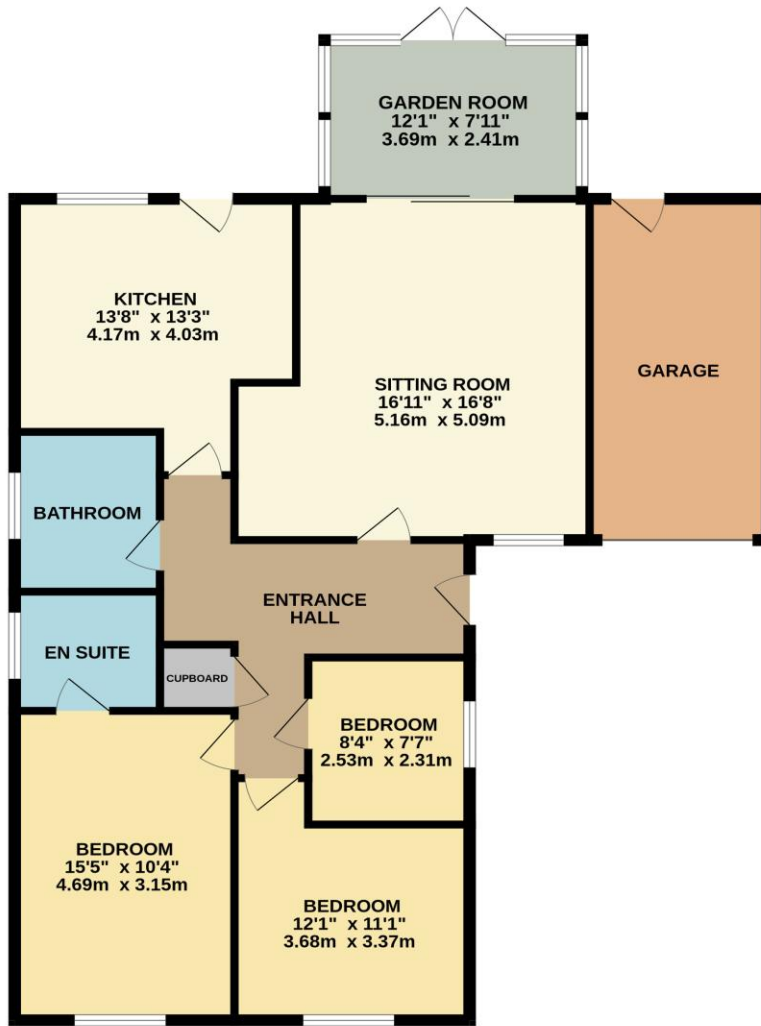
shower taps over, fully tiled walls, tiled flooring and radiator.

OUTSIDE

A fantastic location at the beginning of a popular development within the village of Northborough, a short stroll to the local post office/stores and bus stop. The neat frontage is open finished with granite chippings and shrub borders, a block paved driveway to the side offers off road parking for three vehicles and leads to a **SINGLE GARAGE** with electric roller door, power and light connected. Gated access to the rear gardens which offer a good degree of privacy, enclosed by panel fencing with shaped lawns, extended patio seating and gravel beds, raised rockery with inset shrubs and timber shed.



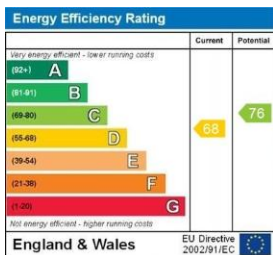
GROUND FLOOR
1207 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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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