



Taylors

Sunningdale Drive, OAKHAM / TIVIDALE, B69 1PX.

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This BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, THOUGHTFULLY IMPROVED, THREE BEDROOM, DETACHED BUNGALOW RESIDENCE is wonderfully located towards the head of this POPULAR & ADMIRER CUL-DE-SAC, not far from the SOUGHT AFTER Oakham Road & a comprehensive range of LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS and furthermore encompasses a VERY WELL ARRANGED & IMMACULATELY MAINTAINED LAYOUT of accommodation, of which is PERFECTLY SUITED for those wishing to DOWNSIZE. This SPLENDIDLY APPOINTED & NICELY DECORATED PROPERTY must be viewed at the EARLIEST opportunity if to be fully appreciated & in brief is seen to comprise: Entrance Porch, Hallway, Modern Well Fitted Kitchen, Attractive & Spacious Lounge Diner being OPEN PLAN to Conservatory, Inner Hall, Three Well Proportioned Bedrooms, Luxury Well Appointed Shower Room & Guests Cloakroom / W.C. Furthermore with Driveway which provides OFF ROAD PARKING, Garage, Fore Garden, Double Glazing, Gas Central Heating & Lovely / Secluded Rear Garden with Large Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Hallway

Modern Well Fitted Kitchen - 3.1m x 3m (10'2" x 9'10")

Spacious Lounge Diner - 3.6m x 5.4m (11'9" x 17'8")

Conservatory - 1.6m x 3.3m (5'2" x 10'9")

Inner Hall

Bedroom 1 - 2.9m x 3.6m (9'6" x 11'9")

Bedroom 2 - 4.2m x 3m (13'9" x 9'10")

Bedroom 3 - 3m x 2.3m (9'10" x 7'6")

Luxury Shower Room

WC

OUTSIDE

Fore Garden

Driveway

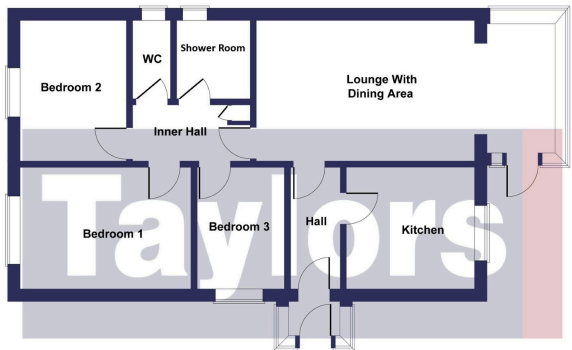
Garage

Large Rear Garden

EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.



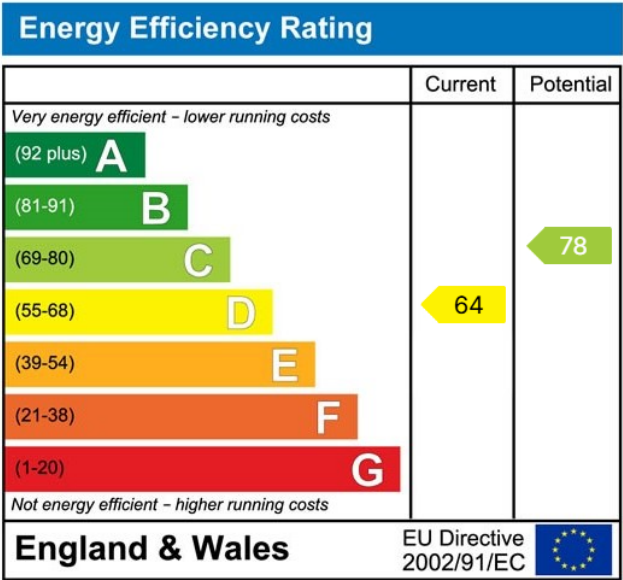
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- BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, THOUGHTFULLY IMPROVED
- LOVELY & SECLUDED REAR GARDEN
- WONDERFULLY LOCATED WITHIN THIS POPULAR CUL-DE-SAC
- LUXURY WELL APPOINTED SHOWER ROOM
- MODERN WELL FITTED KITCHEN
- THREE WELL PROPORTIONED BEDROOMS
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- EARLY VIEWING ESSENTIAL
- EXTENSIVE RANGE OF LOCAL AMENITIES & REGULAR TRANSPORT LINKS CLOSE BY



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