



Oak Close, Sudbrooke



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£295,000



## Key Features

- Detached Bungalow
- Two Bedrooms
- Modern
- Bathroom and WC
- Ample Parking
- Garage
- EPC rating C





Well presented and modern detached bungalow. Located in the highly sought after village of Sudbrooke and within walking distance of the local shop. Benefiting from being sold with NO ONWARD CHAIN.

The bungalow consists off entrance hall, lounge, kitchen diner, two double bedrooms, bathroom, WC and integral garage.

Outside the property to the front there is a spacious gravel driveway with parking for up to four cars leading to integral garage. To the rear of the property there is an enclosed lawned garden with patio area, shed and greenhouse.

#### Entrance Hall 3.11m x 3.39m (10'2" x 11'1")

External door to front aspect and access to loft space.

#### Lounge 4.11m x 5.22m (13'6" x 17'1")

Dual windows to rear aspect, feature fireplace and radiator.

#### Kitchen Diner 7.57m x 3.06m (24'10" x 10'0")

Window, external door and french doors to rear aspect and fitted with a range of wall and base units with worktops over, ceramic four ring hob with extractor over, integrated single oven, integrated fridge and dishwasher, space for fridge freezer, space and plumbing for washing machine, and door leading to garage.

#### Bedroom One 3.82m x 3.24m (12'6" x 10'7")

Window to front aspect and radiator.

#### Bedroom Two 2.84m x 3.53m (9'4" x 11'7")

Window to front aspect and radiator.

#### Bathroom 2.79m x 1.94m (9'2" x 6'5")

Window to side aspect and fitted with panel bath, corner shower cubicle, low level WC, wash hand basin and radiator.

#### WC 1.94m x 1.17m (6'5" x 3'10")

Window to side aspect and fitted with wash hand basin, low level WC and radiator.

#### Integral Garage 3.51m x 4.8m (11'6" x 15'8")

Up and over door, personal door to kitchen and power and lighting.

#### Outside Front

Gravel driveway with parking for up to four cars, leading to integral single garage and lawned garden.

#### Outside Rear

Enclosed lawned garden, with patio area, shed and greenhouse.

#### Agent Note

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OAK CLOSE SUDBROOKE

TOTAL FLOOR AREA : 1834 sq.ft. (169 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		