



Windsor Close, Sudbrooke



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OIRO £325,000

- Spacious Detached Bungalow
- Three Bedroom
- Two Reception rooms
- Garage & Driveway
- Cul De Sac Position
- NO ONWARD CHAIN
- Freehold
- EPC rating D



Spacious Detached THREE BEDROOM Bungalow. Located in the sought after village of Sudbrooke. The property has been tastefully extended to create the following accommodation: Entrance Hall, Lounge, Kitchen, Diner, Utility, Three Bedrooms with En-Suite to Main Bedroom, Family Shower Room and Integral Single Garage. The property benefits from a corner plot and located down a private Cul De Sac. Within walking distance of the local shop and parks. The property further benefits from Gas Central Heating, uPVC Double Glazing, easy access to the A46 and A15 and being sold with NO ONWARD CHAIN.

Entrance Hall

External door to front aspect, airing cupboard, access to roof space and radiator.

Lounge

6.09m x 4.33m (20'0" x 14'2")

Windows to side and rear aspect, feature brick fireplace and radiator.

Kitchen

2.51m x 4.9m (8'2" x 16'1")

Windows side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, integrated Neff Double Oven, Four Ring Electric Hob with Extractor over, space for Fridge Freezer and Breakfast Bar.



Utility

2.59m x 1.65m (8'6" x 5'5")

Window and external door to rear aspect. Fitted with worktop with space and plumbing for washing machine and tumble dryer, combination boiler and access to garage.

Dining Room

3.15m x 2.61m (10'4" x 8'7")

Windows to side and rear aspect and patio doors to side aspect. Fitted with decorative wooden Clad ceiling and radiator.

Bedroom One

3.25m x 3.15m (10'8" x 10'4")

Window to front aspect, fitted wardrobes and radiator.

En-Suite

Fitted with shower cubicle with electric shower, low level WC, wash hand basin and radiator.

Bedroom Two

3.68m x 2.36m (12'1" x 7'8")

Window to front aspect, fitted wardrobes and radiator.

Bedroom Three

2.34m x 2.06m (7'8" x 6'10")

Window to front aspect, fitted wardrobe and radiator.

Shower Room

Fitted with corner shower cubicle with electric shower, low level WC, wash hand basin and radiator.

Garage

4.97m x 2.49m (16'4" x 8'2")

Fitted with up and over door, work bench, power and lighting.

Outside Front

Block paved driveway with room for up to three cars and lawned garden.



Outside Rear

Enclosed landscaped garden with lawned area, feature fish pond, summer house, patio area and decking area.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.
While every effort 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 for any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagrip 6/2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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