



Lodge Close
Mancetter
£260,000

*** EXTENDED BUNGALOW - LOW MAINTENANCE REAR GARDEN - OFF ROAD PARKING ***. For sale with MARK WEBSTER estate agents is this well situated property briefly comprising: Lounge, extended kitchen/diner, two bedrooms, shower room, courtyard style garden, off road parking and a detached single garage. Viewing is essential.

ENTRANCE HALL

Having tiled floor, double panelled radiator, door to a useful storage cupboard and further doors to...

LOUNGE

11' 4" x 11' 8" (3.45m x 3.56m)

Double glazed window to front aspect, single panelled radiator, feature fireplace and a door to...

EXTENDED KITCHEN/DINER

17' 6" x 15' 1" maximum (5.33m x 4.6m)

(9' 8" x 8' 1" minimum) Two double glazed windows to rear aspect, large central skylight, tiled floor, electric underfloor heating, a range of tall, base and eye level kitchen units, square edge work surfaces, space for a range style cooker, composite style sink, space for an American style fridge/freezer, space for a slim wine cooler, integrated dishwasher, further appliance spaces and double glazed bi-fold doors giving access to the rear garden.

BEDROOM ONE

10' 8" x 9' 5" (3.25m x 2.87m)

Double glazed window to rear aspect and a tall panel radiator.

BEDROOM TWO

7' 9" x 9' 4" maximum (2.36m x 2.84m)

Double glazed window to front aspect, double panelled radiator and a door to a storage cupboard.

SHOWER ROOM

6' 8" x 6' 4" (2.03m x 1.93m)

Circular ceiling window, tiled floor, heated towel rail, part tiled walls, pedestal wash basin, low level WC, and a shower enclosure with mixer style shower over.

TO THE EXTERIOR

To the front of the property there is a small planted garden, a driveway providing off road parking for up to 3 cars, access to the detached single garage and steps leading down to the entrance door. The enclosed rear courtyard style garden is mainly paved for low maintenance with two useful patio areas and a side access gate.



FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

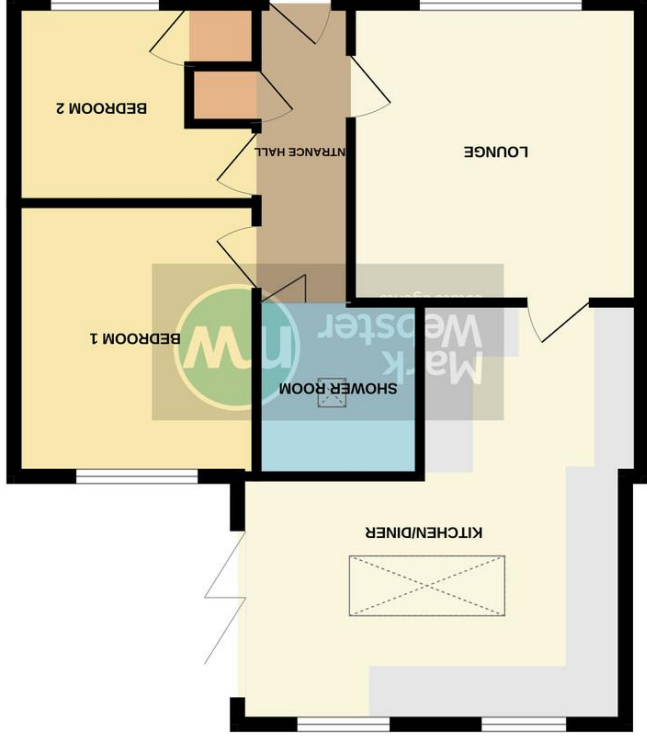
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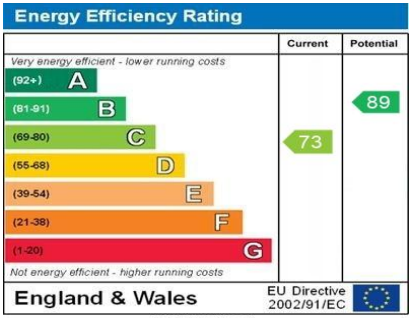
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 an illustrative proposal only and should be used as a guide only as to the general layout of the property. The services, systems and appliances shown have not been tested and no guarantee is given.

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