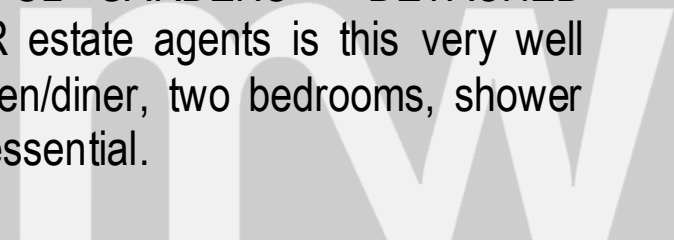




Mill Lane  
Mancetter  
£359,950

\*\*\* THIS ONE'S A HIDDEN GEM - BEAUTIFUL GARDENS - DETACHED BUNGALOW \*\*\*. For sale with MARK WEBSTER estate agents is this very well situated property briefly comprising: Lounge, kitchen/diner, two bedrooms, shower room, rear garden and a parking space. Viewing is essential.





## ENTRANCE HALL

Having a single panelled radiator and doors leading off to...

## LOUNGE

14' 9" x 11' 2"

(4.5m x 3.4m)

Double glazed windows to front aspect, double glazed door giving access to the front garden, double panelled radiator and a feature fireplace.

## KITCHEN/DINER

17' 2" x 9' 6"

(5.23m x 2.9m)

Double glazed windows to rear and side aspects, tiled floor, single panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas ceramic sink, space for an eye level electric double oven, electric hob, space for a fridge/freezer, two further appliance spaces and a door giving access to the side lean to.

## BEDROOM ONE

15' 2" x 8' 9"

(4.62m x 2.67m)

Double glazed window to rear aspect, single panelled radiator and doors to a fitted wardrobe.

## BEDROOM TWO

11' 1" x 9' 7"

(3.38m x 2.92m)

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

## SHOWER ROOM

11' 3" x 5' 9" maximum

(3.43m x 1.75m)

Opaque double glazed window to rear aspect, access to roof space, heated towel rail, tiling to splash back areas, wash basin with useful vanity storage, low level WC, door to an airing cupboard, and a mixer style shower with glazed shower screen.



## TO THE EXTERIOR

To the front of the property there is a well maintained lawn with planted borders and a shared access path giving access to the entrance door. The enclosed rear garden is of good size with a block paved patio area, large storage shed and a large lawn section with a planted border to one side and a paved path to the other. In the centre of the lawn is a raised decking area.

**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 C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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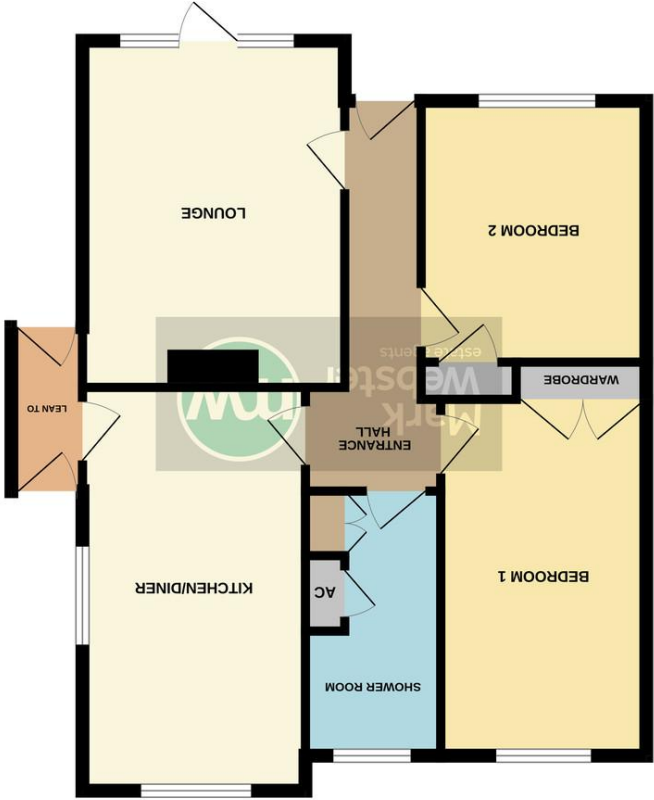
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131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

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



GROUND FLOOR  
727 sq.ft. (67.6 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 misstatement. This plan is for guidance 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 is given as to their operability or efficiency (c2025).  
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