



Church Mount

Guilsborough, Northamptonshire

oriordanbond
SALES & LETTINGS



Church Mount

Guildsbrough
NN6 8QA

Guide Price
£450,000

A fabulous chance to acquire this detached bungalow with garage, occupying just over quarter of an acre plot, with a natatorium housing a 6.5 meter swimming pool. The property is situated in a highly regarded quiet cul-de-sac, on the edge of the sought after village of Guildsbrough, offered for sale with no onward chain.

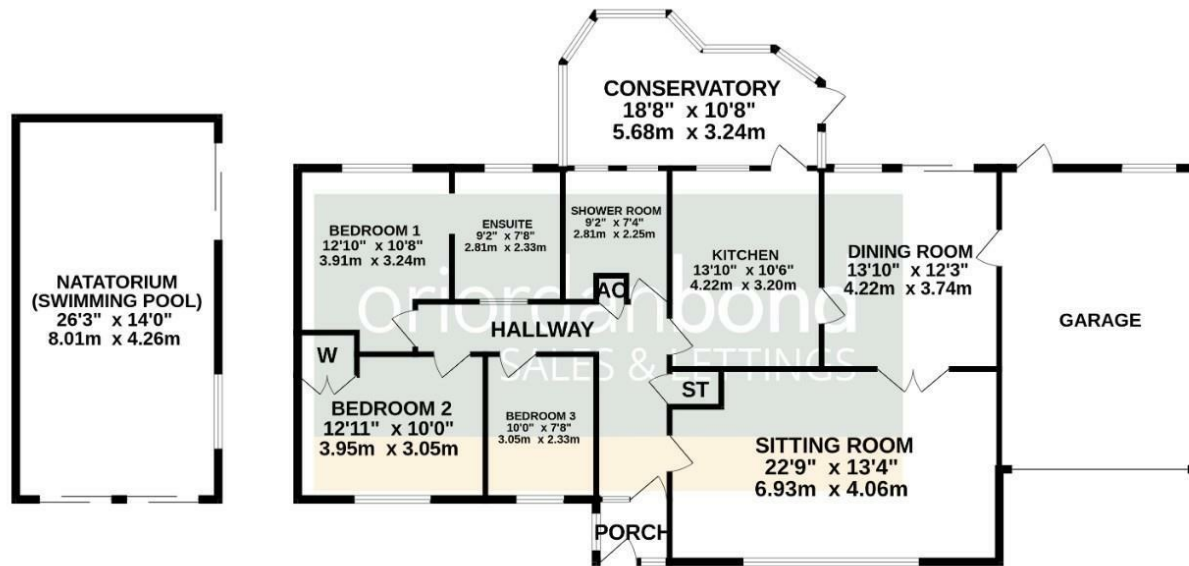
The accommodation comprises entrance porch, L-shaped entrance hall, sitting room with floor to ceiling windows and double doors opening to the dining room which enjoys views over the garden and has access to the kitchen and attached garage, kitchen with integrated double oven/grill, electric hob and space for a free-standing dishwasher and fridge/freezer, P-shaped conservatory with utility area comprising base level cupboards and plumbing for washing machine, a master bedroom with wardrobes, views over the garden and a spacious ensuite bathroom, two further bedrooms and a family shower room. Outside to the front is an open plan garden with drive to the side giving access to a 20ft x 14ft garage with electric door and courtesy doors to the rear garden and dining room. Side gated pedestrian access leads to the mature private garden with two timber sheds, numerous trees, bushes and shrubs, patio to the rear of the bungalow and two further hidden sunken patios at the entrances to the natatorium. (C/1385 /L)

- Three bedroom detached bungalow
- En-suite to master bedroom
- Separate reception rooms and conservatory
- Mature private rear garden
- Natatorium with 6.5 meter swimming pool
- Driveway and garage with electric door





GROUND FLOOR



SQ FTG EXCLUDES GARAGE AND NATATORIUM

TOTAL FLOOR AREA : 1385sq.ft. (128.7 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 mis-statement. 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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Additional information

- Council Tax Band: E
- Energy Efficiency Rating: E

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Brixworth Sales

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