







**\*\*\*\* NEW KITCHEN AND BOILER**  
**\*\*\*\* Impressive detached**  
 bungalow in the popular village of Findern. In brief the property offers a porch and a hall with loft access, the loft offers huge potential. Lounge with fireplaces, new fitted dining kitchen, two double bedrooms and a bathroom. Front and rear garden, drive and a drive through garage with up and over doors to the front and rear.  
**OFFERED FOR SALE WITH NO UPWARD CHAIN.**



## PORCH

Upvc double glazed entrance door into the porch with a glazed door into the hallway.

## HALL

Radiator, loft access with pull down ladder, the loft is a large space offering plenty of potential subject to the necessary planning. Doors to -

## LOUNGE

Feature fireplace with living flame, coal effect gas fire, radiator and a upvc double glazed window.

## DINING KITCHEN

New fitted kitchen with wall mounted base and drawer units, work surfaces and a sink and drainer unit. Space for a cooker, washing machine and fridge freezer. Radiator, two upvc double glazed windows and a door on the garden. New wall mounted gas central heating boiler.

## BEDROOM

Upvc double glazed window to the rear elevation and a radiator.

## BEDROOM

Upvc double glazed window to the front elevation and a radiator.

## BATHROOM

Panel enclosed bath with shower over, wash hand basin, low flush wc, radiator, storage cupboard and a upvc double glazed window.

## OUTSIDE

Front lawn and block paved drive, side gated access and a single garage. to the enclosed rear garden offering a paved patio, lawn with well stocked borders and two garden sheds.

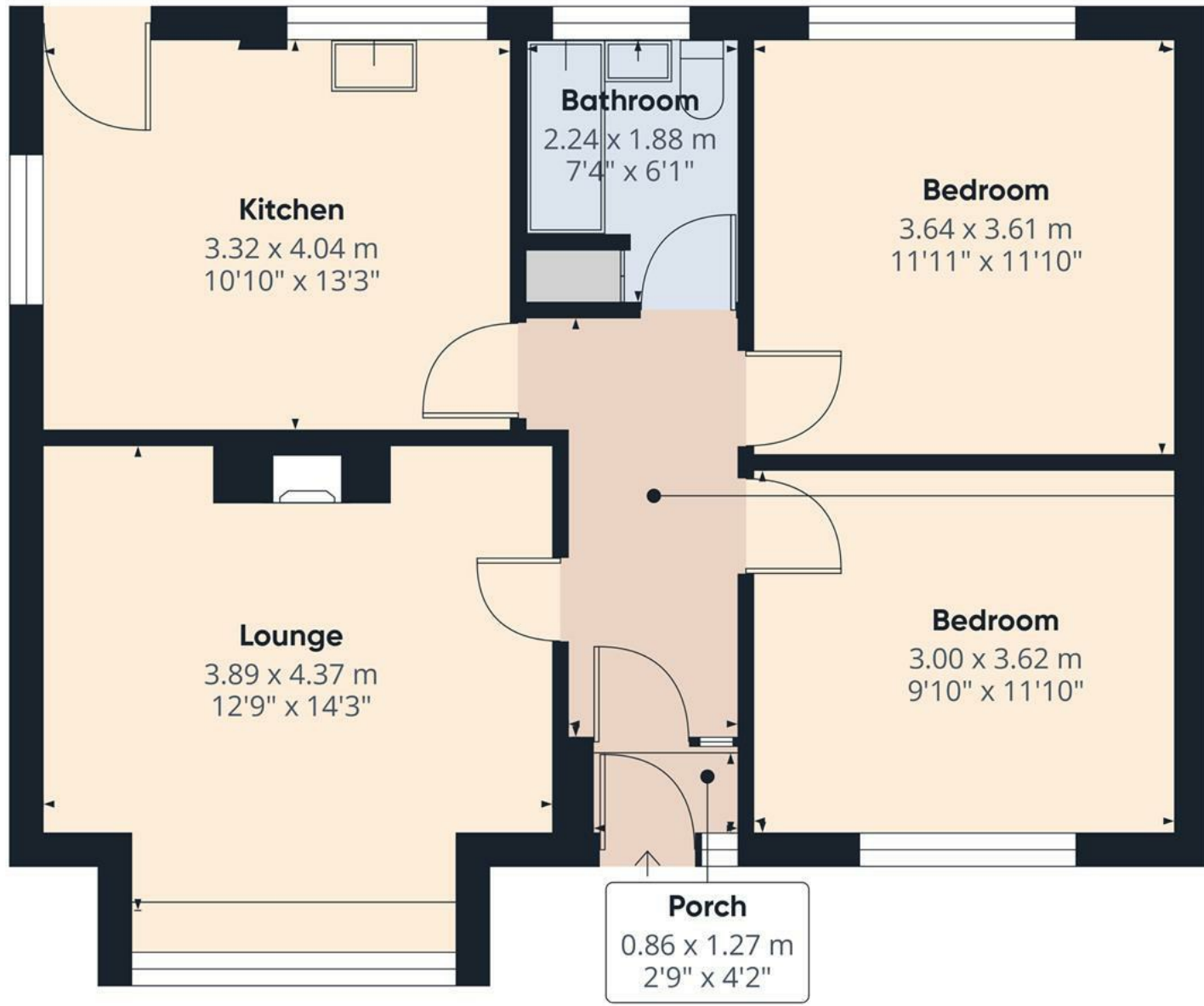










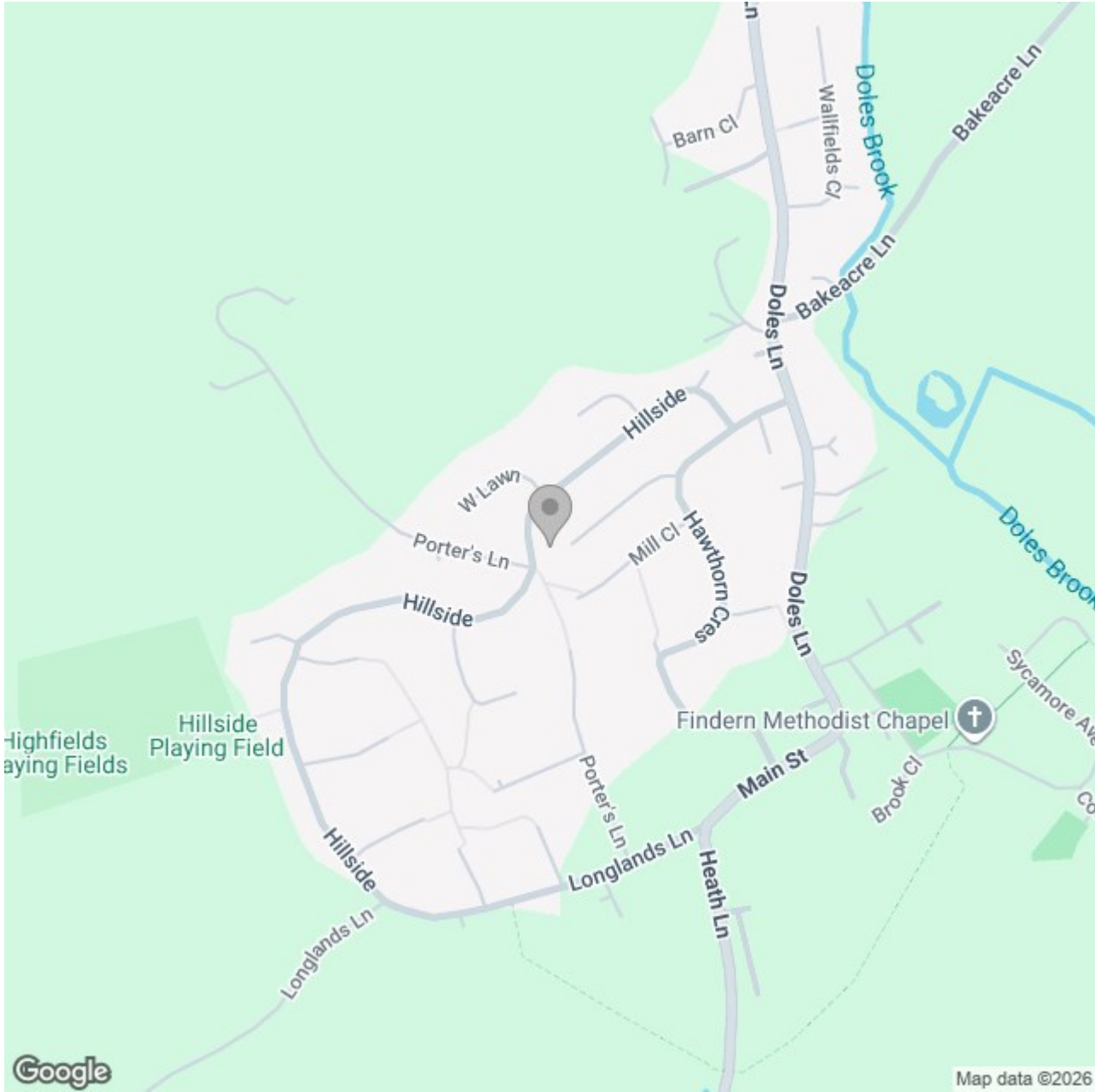


Approximate total area<sup>(1)</sup>  
65.7 m<sup>2</sup>  
706 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 