



Church Lane, Saxby All Saints



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£380,000



## Key Features

- IMMACULATE THROUGHOUT
- STUNNING OPEN PLAN LIVING AREA
- 2ND LOUNGE WITH LOG BURNER
- PRIVATE REAR GARDENS
- DETACHED GARDEN ROOM
- CHURCH VIEWS
- EPC RATING C
- FREEHOLD





**DEFINED BY LIGHT.** Stunningly presented throughout this individual detached bungalow is discreetly situated in the heart of the conservation village of Saxby-All-Saints. Designed to maximise the south facing aspect the home marries contemporary efficiency with timeless design to create a home suited to relaxed socialising and easy living. The 7.34m (max) open plan living area includes a well lit seating area, designated dining area as well as having a sleek range of modern kitchen units with an extensive range of fitted appliances. The kitchen area continues on to THE preparation area which links to both a practical utility space and on to the delightful rear lounge which not only includes a contemporary log burning stove for those snug winter evenings, also links to the rear terrace and an electric canopy ensures that the outside space can also be enjoyed year round. The 2 double bedrooms are served by a stylish, fully tiled family shower room and there is also a second shower room to ensure guests are well catered for. The rear private gardens not only enjoy views to the village church but also include a fully insulated detached Garden Room which could be ideal for the home worker.

A home of undoubted quality ideal for the discerning purchaser.

#### **ENTRANCE**

A composite door opens to a welcoming hall with decoratively tiled floor and cloaks cupboard

#### **OPEN PLAN LIVING AREA 5.23M X 7.34M PLUS 3.65M X 1.88M**

The contemporary styled, physical and social heart of the home. This dual aspect space includes a relaxed seating area overlooking the front garden, a dining area which links to the rear gardens and a kitchen space extensively appointed with a

range of high gloss finished units with a range of fitted appliances to includes, double refrigerator, larder fridge/freezer, dishwasher, wine cooler, Bosch oven and combination oven, warming drawer, a halogen hob with ceiling extractor and an inset circular sink. There is also a further preparation area (3.65M X 1.88M) with additional ceramic sink and doors to both the rear lounge and utility area.

#### **REAR LOUNGE 5.1m x 2.66m (16'8" x 8'8")**

A joyful retreat centred on the modern wood burning stove and opening to the terrace via double glazed patio doors. In addition to the tiled floor there is also a remote controlled, external electrically operated sun canopy.

#### **UTILITY 3.04m x 1.85m (10'0" x 6'1")**

A practical space with inset resin sink, space and plumbing for both an automatic washing machine and tumble dryer, tiled floor and side entrance door.

#### **SHOWER ROOM 2**

A useful addition which is appointed with a suite in white to include a close coupled wc, vanity wash hand basin, glazed and tiled shower area with both rain water head and hand held attachment and ceramic tiling to full height.

#### **BEDROOM 1 3.88m x 3.3m (12'8" x 10'10")**

A generous rear facing double room with herring bone style timber effect flooring and a range of 2 double and 1 single wardrobes.

#### **BEDROOM 2 3.3m x 2.74m (10'10" x 9'0")**

(MINIMUM MEASUREMENTS) A further double room with forward facing bow window, fitted wardrobes to one wall, herring bone style timber effect flooring.

#### **FAMILY SHOWER ROOM 2.7m x 1.77m (8'11" x 5'10")**

Tiled to full height and appointed with a modern suite in white to include a vanity basin, close coupled wc, walk-in glazed shower enclosure with both rain water head and hand held attachment and radiator.

#### **OUTSIDE**

Occupying a slightly elevated position the home is screened to the front by laurel hedging and fronted by a neat lawn. A



concrete drive leads to the integral STORE (2.85m x 2.05m) with electric roller door, gas fired combination boiler and electric light and power. Immediately to the rear there is a sandstone flagged terrace which overlooks a deep lawn with shrub borders and a central path leads to the detached timber GARDEN ROOM with Pvcu double glazed windows and french doors, electric light and power and useful integral store - ideal home office if required. A garden shed completes the property.

### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

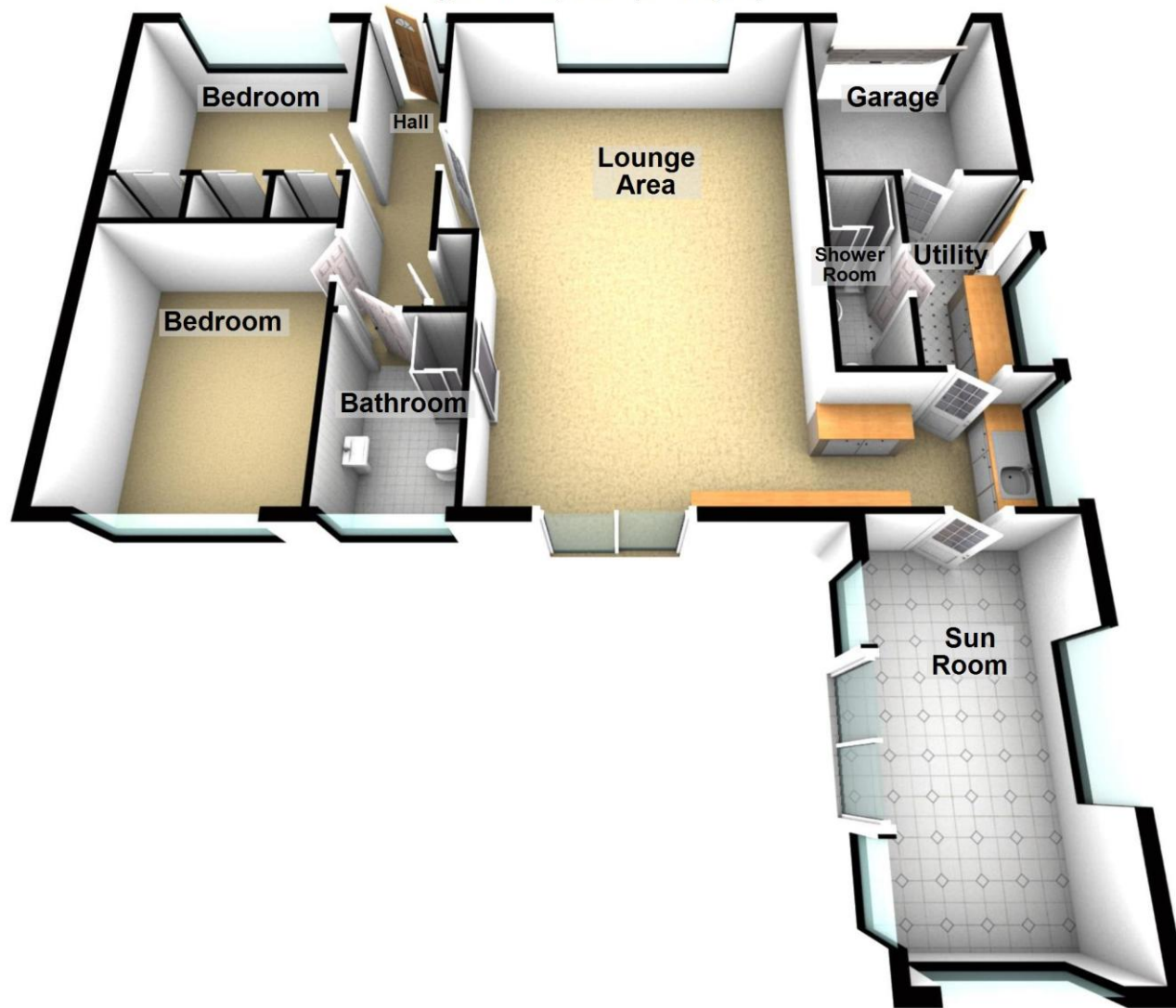
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





## Ground Floor

Approx. 111.9 sq. metres (1204.8 sq. feet)



Total area: approx. 111.9 sq. metres (1204.8 sq. feet)

