





**Guide Price**  
**£750,000**

Situated in the countryside village of Long Marston which offers amenities such as local primary school, church, pub, village hall with coffee shop and various countryside walks. This well presented four double bedroom detached home is welcomed to the market offering open plan kitchen/dining room, lounge and family room, downstairs shower room and upstairs bathroom. Outside the property offers both front and rear gardens with double garage and parking spaces for two cars.

# Property Description

## **ENTRANCE PORCH**

Door to:

## **ENTRANCE HALL**

Stairs raising to first floor, understairs storage cupboard and radiator.

## **FAMILY ROOM**

Double glazed window to front, radiator.

## **KITCHEN/DINING ROOM**

Two double glazed windows to the front, double glazed French doors and windows to rear, glass roof over dining area, range of floor and wall mounted units with wood worktop over, stainless steel sink with mixer tap and drainer, space for fridge freezer, space for dishwasher, gas hob and electric oven with extractor fan over, two radiators and small loft area, door leading to garage.

## **DOWNSTAIRS SHOWER ROOM**

Frosted window to side, tiled shower cubical, low level W.C., hand wash basin with mixer tap, heated towel rail and extractor fan.

## **LOUNGE**

Double glazed window to rear, double glazed French doors to rear, feature fireplace, radiator.

## **LANDING**

Stained glass window to side, loft access and airing cupboard.

## **BEDROOM ONE**

Double glazed window to rear, radiator.

## **BEDROOM TWO**

Double glazed window to front, radiator

## **BEDROOM THREE**

Double glazed window to front, radiator.

## **BEDROOM FOUR**

Double glazed window to rear, radiator.

## **BATHROOM**

Double glazed frosted window to side, low level W.C., pedestal hand wash basin, panelled bath, part tiled walls, tiled floor and heated towel rail.

## **OUTSIDE**

### **PARKING AND GARAGE**

Parking for two cars and double garage which has space for washing machine and tumble dryer, wall mounted boiler with power and lighting, two glazed windows.

### **FRONT GARDEN**

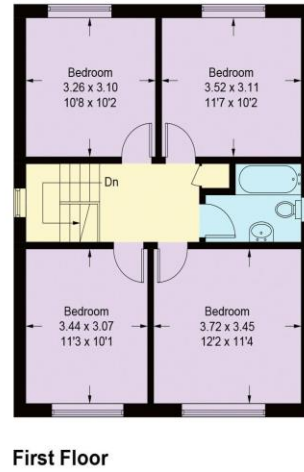
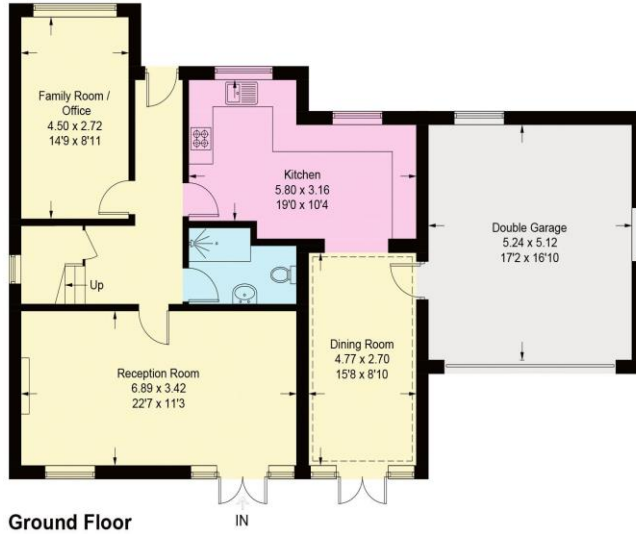
Mainly laid to lawn, path leading from front foot, trees, flower and shrub bushes and outside light.

### **REAR GARDEN**

Mainly laid to lawn with patio areas, flower and shrub bushes with side access to parking and garage.



## Station Road



**Approximate Total Area  
(Including Double Garage)**  
1878 sq ft / 174.5 sq m

This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions,  
shapes and compass bearings before  
making any decisions reliant upon them. (ID1304523)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents