



The Boundary

Borough Lane, Great Finborough, Suffolk IP14 3AS



ML Property are delighted to offer for sale this well presented 3 bedroom detached bungalow situated on a quiet no through lane in the popular village of Great Finborough. The property which occupies a plot of circa 0.25 acres benefits from a single garage and ample parking.



price

£450,000



x3



x2



E



0.25
acres

at a glance

- 3 Bedroom detached bungalow
- Situated in a no through lane in the popular village of Great Finborough
- LPG fired central heating and UPVC Windows and doors
- Master bedroom with dressing room and en-suite
- Ample parking and single garage
- Occupying a plot of 0.25 acres (sts)
- Viewing highly recommended to appreciate the position and plot on offer
- Scope for further extensions (subject to planning)



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The Boundary which as previously mentioned is situated down a no through road affords the following accommodation - hallway, sitting room, kitchen/breakfast room, utility room, master bedroom with accompanying dressing room and en-suite shower room, two further bedrooms and a bathroom. The property is further enhanced by UPVC Windows and doors and LPG heating serving radiators throughout.





outside

Externally the property is approached from Borough Lane via a large driveway offering parking for several vehicles leading to a single garage with an up and over door. There is a further wide area of garden laid to lawn with flower beds.

The plot which extends in total to circa 0.25 acres (sts) is fully enclosed and the rear garden is predominantly laid to lawn with a number of shrubs and flower beds. There is a patio area immediately to the rear of the property and a garden shed.

The plot size not only offers a good size garden but scope for extensions (subject to planning) and we strongly advise a viewing to appreciate the position and plot size on offer.

location

The popular village of Great Finborough benefits from having a pub, a mobile Post Office, Primary school together with the highly regarded Finborough Hall independent school. The market town of Stowmarket lies approximately 2.5 miles to the west of Great Finborough and offers a range of shops, social and leisure facilities including the popular Stowmarket Golf Club. For the commuter Stowmarket offers a main line rail link with London Liverpool Street and the A14 is 3 miles away, providing fast access to the East coast and the Midlands.



ground floor

Hallway

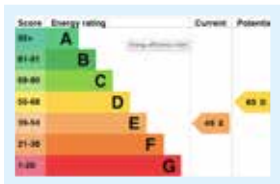
Sitting Room	4.82m (15'9") x 3.45m (11'3")
Kitchen/Breakfast Room	4.84m (15'10") x 3.57m (11'8")
Utility Room	1.81m (5'11") x 1.66m (5'5")
Bedroom 1	2.99m (9'9") x 3.18m (10'5")
Dressing Room	3.36m (11'0") x 3.19m (10'5")
En-Suite	1.86m (6'1") x 1.59m (5'2")
Bedroom 2	2.88m (9'5") x 3.33m (10'10")
Bedroom 3	2.18m (7'1") x 2.89m (9'5")
Bathroom	1.77m (5'9") x 2.22m (7'3")

services

Mains water; drainage and electricity. Heating is provided by LPG Gas fired central heating serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band D.

Please see Material Information brochure below.



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 confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

