





**Offers in Excess of
£325,000**

Ideally positioned within a cul-de-sac in the picturesque village of Hanslope, this three bedroom semi detached family home with benefits including living room, kitchen/diner, family bathroom and additional downstairs cloakroom, outbuilding with office and storage, rear garden and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Radiator, stairs to first floor landing, understairs storage cupboard housing plumbing for washing machine, doors to cloakroom and lounge.

CLOAKROOM

Low level w.c., wall mounted wash hand basin.

LOUNGE

Double glazed window to front aspect. Radiator, television point, door to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed door to rear. Range of wall mounted and floor standing units with square edge work surface over, built in oven and hob with extractor hood over, single drainer sink with mixer tap, plumbing for dishwasher, built in fridge/freezer.

LANDING

Access to loft space, airing cupboard housing hot water tank, further cupboard housing wall mounted boiler, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment, low level w.c, vanity wash hand basin, tiled walls, heated towel rail.

OUTSIDE

PARKING

Driveway parking for multiple vehicles.

FRONT GARDEN

Side gated access, pathway to front door.

REAR GARDEN

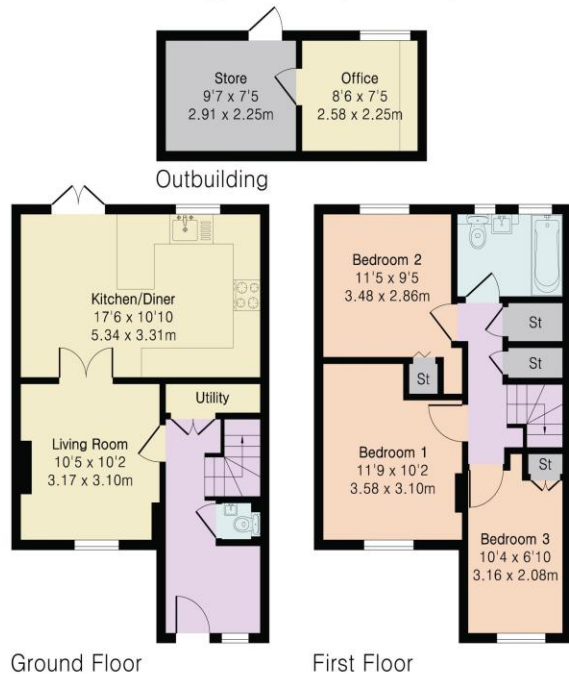
Laid to lawn, flower and shrub beds, shed/office with power and light (to remain), outside tap, enclosed by fencing panels.

**Approximate Gross Internal Area 846 sq ft - 78 sq m
(Excluding Outbuilding)**

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 423 sq ft – 39 sq m

Outbuilding Area 136 sq ft – 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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