£490,000

Corner Lodge Farm House, Knights End Road,PE15 0YR



To arrange a viewing call us now on 01354 701000

This semi rural house boasts field views but offers easy access to the town and all its amenities. The extended accommodation comprises dual aspect lounge, study/office, kitchen with integral appliances opening to the dining space and onto the family room, both of which overlook the pretty rear garden. There are five bedrooms with ensuite to master and family bathroom. Outside there is parking, double garage and secluded garden. EPC D

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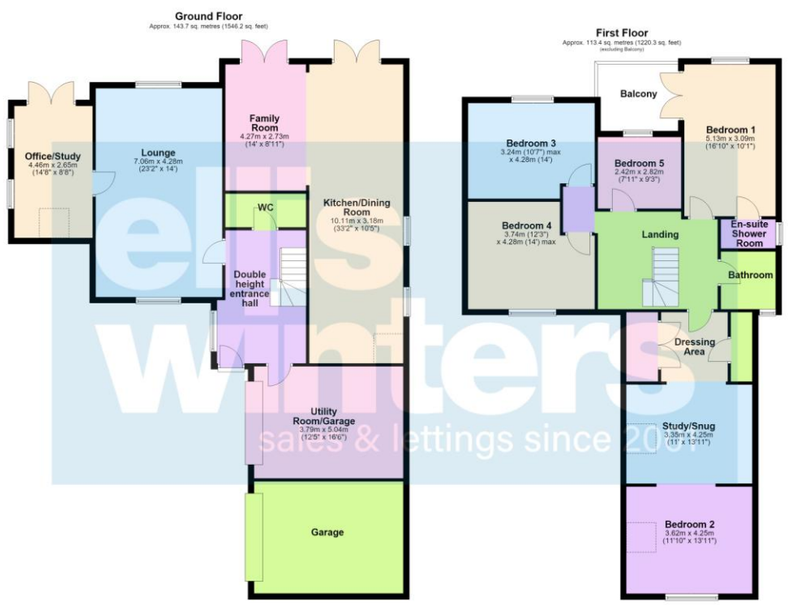
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Ground Floor

Double Height Entrance Hall
Window to side, radiator, stairs to fist floor and landing.

Lounge
7.06m (23'2") x 4.28m (14')
Window to front and rear, two radiators, electric fire.

Office/Study
4.46m (14'8") x 2.65m (8'8")
Two windows to side, skylight window, double doors to garden, air conditioning unit which heats and cools.

Kitchen/Dining Room
10.11m (33'2") x 3.18m (10'5")
Fitted with wall and base units with two Neff hide and slide ovens, fridge/freezer, slimline dishwasher, induction hob, sink unit with mixer tap, movable island, breakfast bar, two windows to side, skylight window, radiator, double doors to rear, open plan to:

Family Room
4.27m (14') x 2.73m (8'11")
Radiator, double doors to rear garden.

WC
Fitted with vanity wash hand basin and WC, radiator.

Utility Room/Garage
5.04m (16'6") x 3.79m (12'5")
Fitted with base units, sink unit with mixer tap, space for washing machine and tumble drier, LPG Boiler

First Floor & Landing
Skylight window, access to loft with boarding and light.

Bedroom 1
5.13m (16'10") x 3.09m (10'1")
Window to rear, radiator, double doors to balcony, air conditioning unit.

En-Suite
Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, heated towel rail, window to rear.

Bedroom 2
4.25m (13'11") x 3.62m (11'10")
Window to front, skylight, radiator, open plan to:

Study/Snug
4.25m (13'11") x 3.35m (11')
Skylight, open plan to:

Dressing Area
Radiator, fitted cupboards/storage.

Bedroom 3
4.28m (14') x 3.24m (10'7") max
Window to rear, radiator.

Bedroom 4
4.28m (14') max x 3.74m (12'3")
Window to front, radiator.

Bedroom 5
2.82m (9'3") x 2.42m (7'11")
Window to rear, radiator.

Family Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower head, vanity wash hand basin and WC, window to front, heated towel rail.

Outside
The home sits in a semi rural location with field views. To the front there is a generous driveway providing ample parking for multiple vehicles leading to the double garage (one utilized as a utility but easily reverted back if desired) The private rear garden is laid to gravel and lawn with mature trees and shrubs plus seating area.

Freehold
Council tax band E

It should be noted that the property is on private drainage.

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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