

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Moorland Road, Langho, BB6 8HA

Asking Price £299,950

AN EXCEPTIONAL DETACHED TRUE BUNGALOW ON AN IMPRESSIVE LARGE PLOT

Nestled on Moorland Road in the charming village of Langho, this outstanding detached true bungalow is a remarkable find. The property has been presented and maintained to the highest standard, ensuring a welcoming and comfortable living environment.

The bungalow features two spacious double bedrooms, perfect for relaxation and rest. The open plan kitchen diner is a delightful space for both cooking and entertaining, allowing for a seamless flow between the kitchen and dining area. An added conservatory enhances the living space, providing a bright and airy atmosphere that invites the beauty of the outdoors in.

The property boasts enviable gardens (south facing rear garden), that are beautifully landscaped, offering a serene retreat for outdoor enjoyment. Additionally, a detached double garage provides ample storage and parking options, while an extra plot of land presents further potential for gardening or development.

With no chain delay, this bungalow is ready for you to move in and make it your own. Located in one of the most desirable areas, this home truly is a gem that should not be missed. Whether you are looking for a peaceful retreat or a place to entertain family and friends, this property offers the perfect blend of comfort and style.

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- Detached True Bungalow
- Conservatory Living Space
- Off Road Parking
- Tenure - Leasehold
- Two Double Bedrooms
- Landscaped Gardens and Plot
- EPC Rating - D
- Open-plan Kitchen Diner
- Double garage
- Council Tax Band - C

Ground Floor

tiled elevations, PVC panelling to ceiling, spotlights, extractor fan, tiled flooring.

Entrance

Composite double glazed frosted door to hall.

External

Front

Stone chip garden with paving, bedding, driveway, access to garage, and laid to lawn garden.

Rear

Tiered enclosed south facing garden with decking.

Garage

19'1 x 16'10 (5.82m x 5.13m)

Power, lighting, plumbing for washing machine, electric up and over garage door, UPVC door to side.

Hall

15'8 x 6'7 (4.78m x 2.01m)

Central heating radiator, loft access, storage cupboard, doors to reception room, two bedrooms and shower room.

Reception Room

16 x 13'1 (4.88m x 3.99m)

Two UPVC double glazed windows, central heating radiator, coving, gas fire with granite hearth and surround, television point, open to dining area.

Dining Area

7'6 x 7'4 (2.29m x 2.24m)

Central heating radiator, open to kitchen, UPVC sliding door to conservatory.

Kitchen

9'2 x 8'3 (2.79m x 2.51m)

UPVC double glazed window, panelled wall and vase units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer taps, integrated high rise electric oven with four ring electric hob and extractor hood, space for fridge/freezer, PVC panelling to ceiling, tiled flooring, UPVC double glazed frosted door to rear.

Conservatory

11'10 x 7'10 (3.61m x 2.39m)

UPVC double glaze surrounding windows, central heating radiator, polycarbonate roof, ceiling fan, tiled flooring.

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point.

Bedroom Two

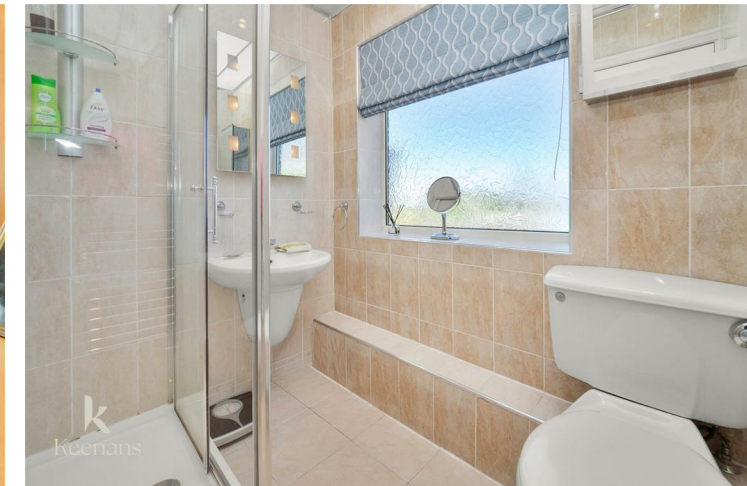
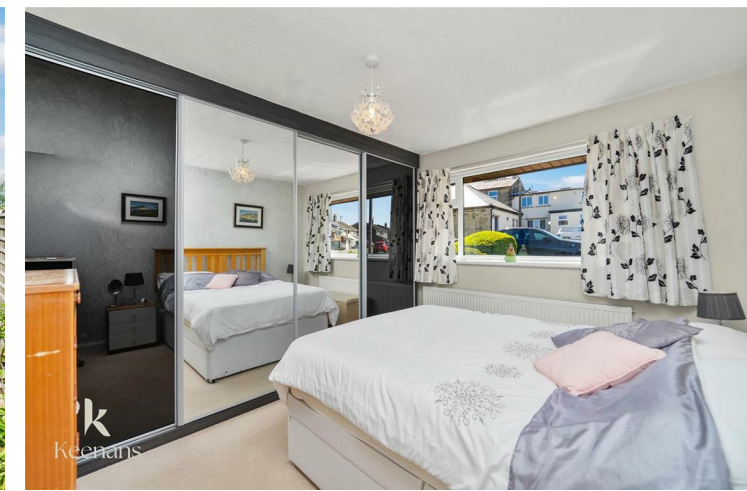
9'2 x 7'11 (2.79m x 2.41m)

UPVC double glazed window, central heating radiator.

Shower Room

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed frosted window, under floor heating, chrome heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, double direct feed shower enclosure,



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