



17 Cumberland Gardens, Castle Bytham

Offers in Region of £500,000

 **NEWTON FALLOWELL**

17 Cumberland Gardens

Castle Bytham

This impressive detached three bedroom bungalow is situated in a sought-after village location, offering a wonderful blend of spacious accommodation and comfortable living.

The property provides three generously sized double bedrooms, including a principal bedroom with en-suite facilities, as well as a modern family bathroom and a separate W.C for added convenience. The study and separate dining area offer flexibility for living arrangements and an additional feeling of space in an already spacious property.

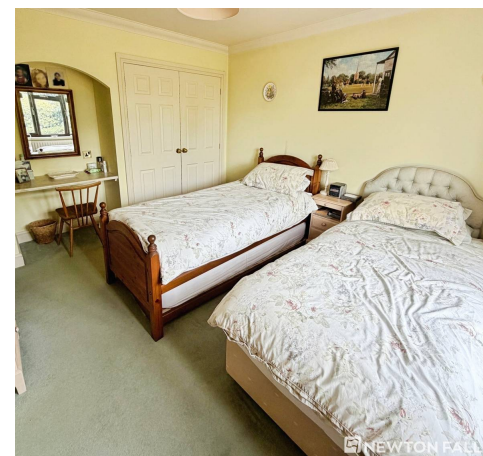
The welcoming entrance hall leads to three versatile reception rooms, offering ample space for relaxation, entertaining, or working from home. The living room features a striking fireplace, while the well-equipped kitchen is complemented by a separate utility room. Throughout the bungalow, large windows allow for plenty of natural light, creating a bright and airy atmosphere. The property also benefits from a double garage with electric doors, providing secure parking and additional storage space.

Outside, the bungalow enjoys a private rear garden that is mainly laid to lawn with mature shrubs and flower borders (ideal for those who appreciate outdoor living). A spacious patio area offers the perfect spot for al fresco dining or summer gatherings with friends and family. The front of the property is attractively landscaped, with a driveway providing off-road parking for several vehicles and easy access to the double garage. The garden is fully enclosed, ensuring privacy and security, and offers scope for keen gardeners to personalise and enjoy.

Set within a peaceful village community, this property combines the tranquillity of rural living with convenient access to local amenities and transport links.

Council Tax band: E

Tenure: Freehold





Entrance Hall

20' 4" x 5' 5" (6.19m x 1.64m)

W.C

8' 5" x 3' 2" (2.57m x 0.96m)

Study/Bedroom 4

14' 3" x 7' 4" (4.34m x 2.23m)

In built storage

Living room

21' 6" x 11' 7" (6.55m x 3.54m)

Feature fireplace Bay window -1.84x1.06

Dining room

10' 4" x 11' 7" (3.16m x 3.54m)

Kitchen Breakfast Room

14' 3" x 14' 4" (4.35m x 4.37m)

Integral appliances

Utility Room

Lower Hallway

12' 6" x 3' 1" (3.80m x 0.95m)

Bedroom 1

14' 3" x 12' 0" (4.35m x 3.66m)

In built storage and es 3.23m length from es wall

En-Suite

8' 6" x 5' 8" (2.60m x 1.72m)

Bedroom 2

10' 10" x 8' 5" (3.30m x 2.56m)

In built storage - front view

Bedroom 3

10' 10" x 8' 7" (3.29m x 2.62m)

In built storage - rear view

Bathroom

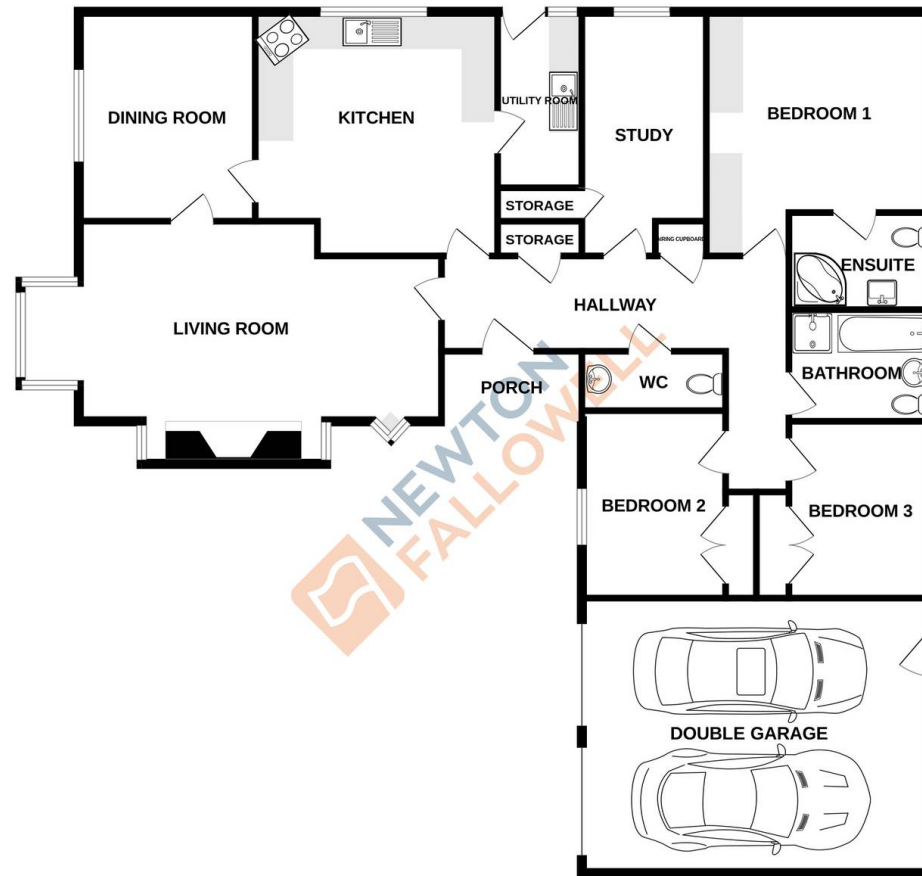
8' 7" x 6' 5" (2.61m x 1.96m)

4 piece

Double Garage



GROUND FLOOR
1790 sq.ft. (166.3 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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