NEWTON FALLOWELL



Kennedy Road, Bracebridge Heath

3 1 2

Freehold

£270,000

3 1 2

Key Features

- Detached Bungalow
- Three Bedrooms
- Two Sitting Areas
- Popular Village Location
- NO ONWARD CHAIN
- Garage & Driveway
- EPC Rating D















Well presented three bedroom detached bungalow located in the sought after village of Bracebridge Heath. Perfectly positioned within walking distance of a range of local amenities including shops, supermarkets, pharmacy, post office, doctors surgery, cafes, public houses and local schooling. The property also benefits from Gas Central Heating, uPVC Double Glazing and is being sold with NO ONWARD CHAIN, making this an ideal opportunity for those looking for convenient single storey living in a popular village location.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen, Dinning Area, Snug, Utility, WC, Wet Room and Three Bedrooms. Externally the property offers a private driveway with room for up to three cars, leading to a single detached garage. To the rear of the property there is a low maintence enclosed garden with Hot Tub.

Entrance
The property is entered via a UPVC door into a porch to another UPVC glazed door into the entrance hall.

Entrance Hall
With built in storage cupboards, radiator and hatch with pull down access ladder to part boarded loft space.

Lounge
18'4" x 11'10" (5.6m x 3.6m)
With window to front elevation, sliding doors through to Study/Bedroom Three, TV point and radiator.

Dining Room
13'0" x 10'3" (4m x 3.1m)
With radiators and patio doors leading to the rear garden.

Breakfast Kitchen
11'8" x 9'8" (3.6m x 2.9m)
With window to side elevation, range of base and eye level units having worktop over with tiled splashbacks with sink inset, integrated appliances including eye level double oven, ceramic electric hob, extractor, integrated fridge freezer and dishwasher.

Utility Room
9'0" x 6'0" (2.7m x 1.8m)
With window to rear elevation, worktop with plumbing for washing machine, and venting for a tumble dryer.

WC
With low level WC, handbasin, radiator, wall mounted boiler with controls and window to rear elevation.

Bedroom One
11'1" x 10'0" (3.4m x 3m)
Window to side elevation, radiator and fitted wardrobes.





Bedroom Two
9'10" x 9'0" (3m x 2.7m)
Having window to front elevation and radiator.

Study/Bedroom Three
12'7" x 7'0" (3.8m x 2.1m)
Having windows to side and rear elevation , fitted wardrobes and radiator.

Shower Room
6'10" x 6'8" (2.1m x 2m)
With window to side elevation, shower cubicle, pedestal washbasin, low level WC.

Outside
To the front the gardens are enclosed by a low brick wall and are landscaped for ease of maintenance. A driveway extends to the side of the property and into the rear garden with gated access. The rear garden is paved patio and landscaped with a southerly facing aspect and has a wooden Potting Shed.

Garage
14'3" x 9'8" (4.3m x 2.9m)
Detached single garage with internal store measuring 5'8" x 3'8" and further Workshop Area 5'10" x 5'8". The garage has a door to side elevation, windows to side and rear elevation, inspection pit and has electrically operated remote controlled roller door.

Agents Note
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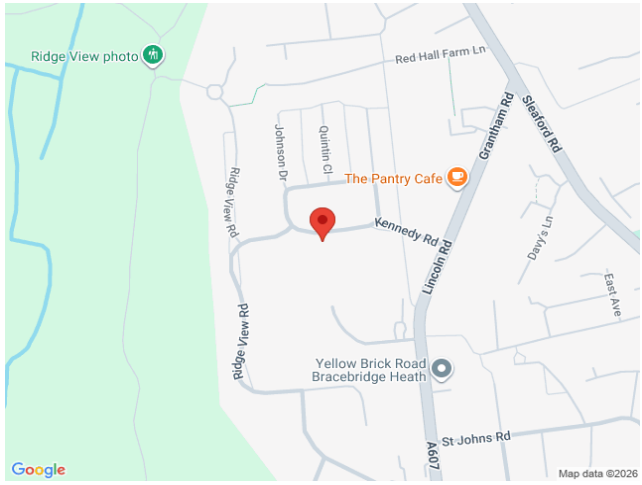


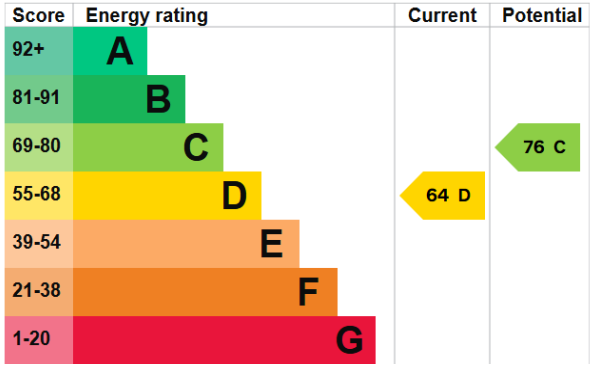




Floorplan







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