



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Pidges Lodge"

Situated just outside the highly desirable village of Great Oxendon, Pidges Lodges is detached bungalow set on a plot of approximately two acres and boasts two double garages, stables, a barn and a fantastic one-bedroom annexe!



Braybrooke Road,
Great Oxendon
LE16 8LU





Entrance through the uPVC and glazed front door leading into the entrance hall with a fitted floor mat and entrance to all rooms.

Spacious living/dining room comprising dual aspect windows flooding the room with natural light, engineered oak flooring, ample space for a large dining table and chairs, and a door through to the kitchen.

Kitchen comprising ceramic tiled flooring, eye and base level fitted units, solid oak work surfaces, a stainless-steel double sink with draining board, an electric oven with a four-ring gas hob, space for a washing machine and under counter fridge.

Leading from the kitchen is a utility/boot room, with space for two fridge/freezers, a washing machine and tumble dryer, and a door out to the rear garden.



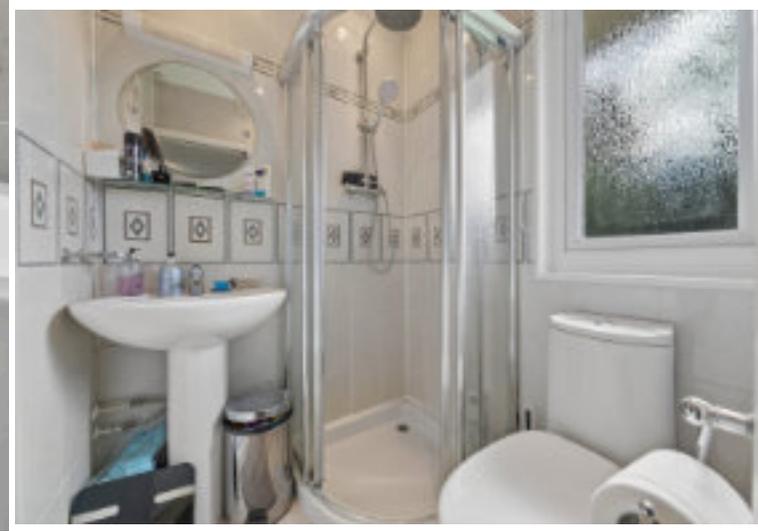
Main bedroom of a good size benefitting from fitted wardrobes and an en suite shower room. The en suite comprises a white three piece suite to include a low level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over.

Three further bedrooms, two of which are double in size with the third bedroom offering fitted storage and the fourth currently utilised as a study.

Modern family bathroom comprising ceramic tiled flooring and walls, underfloor heating, and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a double width walk-in shower and a freestanding bath with a handheld shower wand.

The fantastic annexe offers the perfect space for multigenerational living, or even just a private space to work from home. Constructed two years ago, the property benefits from its own gas central heating system, run from gas bottles connected to a combi boiler. French doors open through into the open plan living/kitchen/dining space, with laminate flooring throughout. The kitchen features eye and base level units, roll top work surfaces, a stainless-steel sink, an electric hob and an integrated microwave. The shower room comprises a three-piece suite, with the bedroom featuring a fitted wardrobe and space for a double bed.





Outbuildings:

Two timber double garages, the first one with double roller electric doors and a side personnel door, the second with two double timber doors. Both garages benefit from power and light.

Two timber constructed stables, a tack room and a useful storage barn.

Behind the stables is an open barn providing further storage or vehicular parking.

Outside:

Sweeping down from the road, the gravelled driveway provides off road parking for multiple vehicles. The driveway flows up to the first of the double garages with electric roller doors, and a farm gate opens through to the second of the garages. To the left-hand side of the frontage is a lawn area, enclosed by high level hedgerows and mature trees adding a private feel.

Leading from the rear doors is a spacious gravelled area leading to both double garages, the stables and farm gates open through to the barn area. A gravelled patio area provides outdoor seating, perfect for taking in the best of the views. The field wraps around the property, currently used for horses.





