



- Beautiful Detached Bungalow
- Elevated, Non-Estate Position
- Picturesque Village Location
- Modernised Throughout

- Three Bedrooms
- New Kitchen & Shower Room
- Large Driveway & Garage
- Pleasant, South-Facing Garden

Chatsworth, Barff Road, Potterhanworth, LN4 2DU
£345,000





Starkey&Brown are delighted to offer for sale this beautifully presented detached bungalow, enjoying a pleasant non-estate position within the picturesque village of Potterhanworth. The property has recently undergone a comprehensive scheme of improvements including a stylish new kitchen, luxury shower room, new boiler and radiators, replacement garden room and garage roof, together with extensive redecoration and new flooring. Accommodation briefly comprises a welcoming entrance hallway with a large walk-in storage cupboard, an impressive 20'1 lounge diner with feature log burner fireplace, a garden room, beautifully appointed kitchen, three bedrooms and a superb shower room. Outside, the property benefits from an attractive and established front garden, generous driveway providing parking for four/five vehicles, attached single garage and a delightful south-facing rear garden offering an excellent degree of privacy. Viewing is essential to fully appreciate the quality, position and accommodation this superb bungalow has to offer. Council tax band: C. Freehold.



Entrance Hallway

Having a uPVC front entrance door, large walk-in storage cupboard, wood-effect vinyl flooring, a radiator, a cloak cupboard, airing cupboard housing a hot water cylinder and a utility cupboard with plumbing for a washing machine.

Lounge Diner

20' 1" x 12' 0" min (6.12m x 3.65m)

Having a feature cast-iron log burner fireplace with paved hearth and stone surround, two radiators, coved ceiling, large window overlooking the rear garden, and door leading into the garden room.

Garden Room

10' 8" x 7' 4" (3.25m x 2.23m)

Having a new fibre-glass roof with insulation, a radiator, a wall light, fitted window blinds, and a uPVC door leading to the rear garden.

Kitchen

10' 6" x 9' 3" max (3.20m x 2.82m)

Having been re-modelled in 2023 and having a range of matching wall and base units, corner carousel unit, a breakfast bar, larder unit, single drainer sink unit with mixer taps over and tiled splash backs, induction hob with cooker hood over, built-in oven, additional microwave oven, integrated fridge, intergrated dishwasher, wood-effect vinyl flooring and a uPVC door to side.

Bedroom 1

12' 6" into wardrobes x 10' 4" (3.81m x 3.15m)

Having fitted part mirrored wardrobes and a radiator.

Bedroom 2

11' 0" to back of wardrobes x 9' 3" (3.35m x 2.82m)

Having fitted sliding door wardrobes and a radiator.

Bedroom 3

9' 0" x 7' 2" (2.74m x 2.18m)

Having wood-effect vinyl flooring and a radiator.

Shower Room

Having being re-modelled in 2022 and having spacious three-piece suite to include a large walk-in shower cubicle with electric shower appliance and glass shower screen, wash hand basin set in vanity unit, low-level WC, wood-effect vinyl flooring, heated towel rail and fully tiled walls.

Outside Front

The property offers a generous-sized frontage being mainly laid to lawn with beds and borders and planters to include a wide variety of plants, shrubs and vegetable patches, a large concrete driveway with space for four or five vehicles extending to the side and garage, outside lighting and access to both sides leading to the rear garden.

Garage

16' 2" x 8' 4" (4.92m x 2.54m)

Having a new fibre-glass roof with insulation, an up-and-over door, power and light, and a central heating boiler (installed 2023).

Outside Rear

To the rear of the property is a south-facing garden which offers an excellent degree of privacy, comprising a lawn with a patio area, a garden shed and a log store.

Agents Note

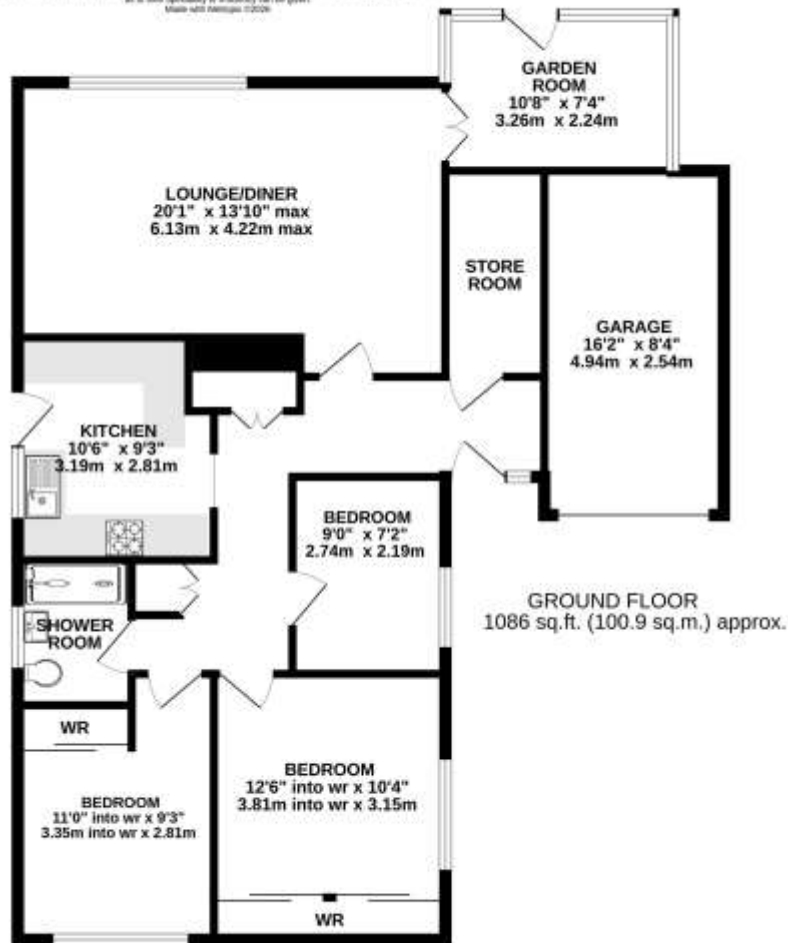
The current EPC rating for the property is 'E'. Since the EPC was carried out, a range of energy-efficient improvements have been made, and therefore a revised EPC is anticipated to show a more favourable rating.



TOTAL FLOOR AREA: 1086 sq ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency nor for their age.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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