MOLYNEUX
ESTATE AGENTS



Green Lane

Mundford, IP26

Offers over £500,000

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Description

Located in the tranquil village of Mundford, this charming detached residence on Green Lane makes an ideal family home. As you enter, you are greeted by a welcoming entrance hall that leads to four reception rooms, including a delightful lounge, a dining area, and a bright conservatory, plus a study, ideal for those who may work from home.

The well-appointed kitchen, accompanied by a utility room and a practical cloakroom, ensures that daily living is both functional and enjoyable. The upstairs landing provides access to four generously sized bedrooms, each featuring built-in or fitted wardrobes for ample storage. One of the bedrooms boasts an en-suite shower room, while a family bathroom serves the remaining rooms, making this home ideal for family life.

Outside, the property is equally impressive, with a large in-and-out driveway offering parking for multiple vehicles, complemented by a double garage. The generous rear garden is a true highlight, laid predominantly to lawn, as well as featuring a patio area perfect for al fresco dining, a brick summer house, and a timber shed for additional storage.

Moreover, this property includes a one-bedroom annex, which presents a fantastic opportunity for accommodating family members or generating rental income. This versatile space adds to the appeal of this delightful family home, making it a must-see for those seeking a peaceful yet well-connected lifestyle in the heart of Mundford.

Measurements

Entrance Hall

Lounge - 22' x 11' 11" max

Dining Room - 10' 7" x 7' 6"

Conservatory - 17' 4" x 10' 4"

Study - 11' max x 8' 7"

Kitchen - 12' 11" x 10' 6"

Utility - 11' x 6' 11"

Cloakroom

Stairs to first floor landing

Bedroom - 15' 11" max x 11' max with fitted wardrobes

Bedroom - 11' 2" x 10' 6"

En- Suite - 10' 5" x 4' 4" max

Bedroom - 11' 11" x 9' 6"

Bedroom - 11' 11" x 9' 11" max

Bathroom - 7' 4" x 6' 11"

Double Garage - 22' 4" x 20' 3"

Store - 19' 3" x 9' 8"

Summer House - 18' 7" x 9' 1"

Annex

L-Shaped Lounge/ Diner - 16' 3" max x 11' 10" max

Kitchen - 8' 1" x 5' 8"

Bedroom - 10' 4" max x 9' 8" max with doors to garden

En-Suite Shower Room

Council Tax band - E
Council Tax band for the annex - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











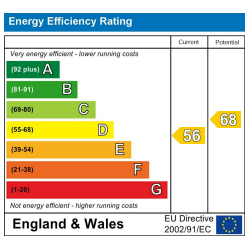


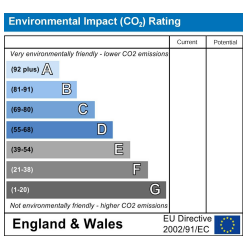




Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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