





**\*\*\*\* NEW KITCHEN AND BOILER**  
**\*\*\*\* Impressive detached bungalow in the popular village of Findern. In brief the property offers a porch and a hall with loft access, the loft offers huge potential. Lounge with fireplaces, new fitted dining kitchen, two double bedrooms and a bathroom. Front and rear garden, drive and a drive through garage with up and over doors to the front and rear. OFFERED FOR SALE WITH NO UPWARD CHAIN.**



## PORCH

Upvc double glazed entrance door into the porch with a glazed door into the hallway.

## HALL

Radiator, loft access with pull down ladder, the loft is a large space offering plenty of potential subject to the necessary planning. Doors to -

## LOUNGE

Feature fireplace with living flame, coal effect gas fire, radiator and a upvc double glazed window.

## DINING KITCHEN

New fitted kitchen with wall mounted base and drawer units, work surfaces and a sink and drainer unit. Space for a cooker, washing machine and fridge freezer. Radiator, two upvc double glazed windows and a door on the garden. New wall mounted gas central heating boiler.

## BEDROOM

Upvc double glazed window to the rear elevation and a radiator.

## BEDROOM

Upvc double glazed window to the front elevation and a radiator.

## BATHROOM

Panel enclosed bath with shower over, wash hand basin, low flush wc, radiator, storage cupboard and a upvc double glazed window.

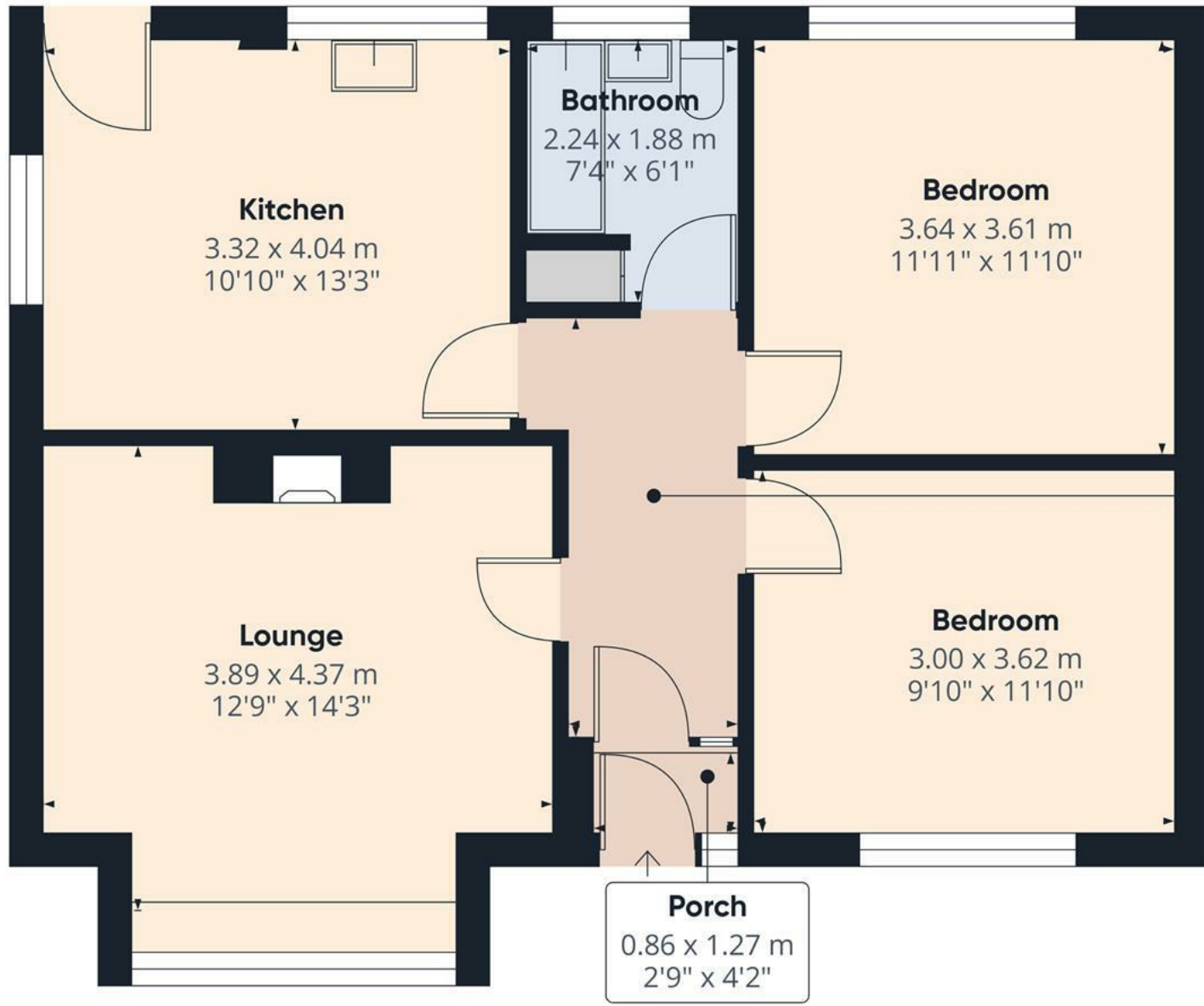
## OUTSIDE

Front lawn and block paved drive, side gated access and a single garage. to the enclosed rear garden offering a paved patio, lawn with well stocked borders and two garden sheds.







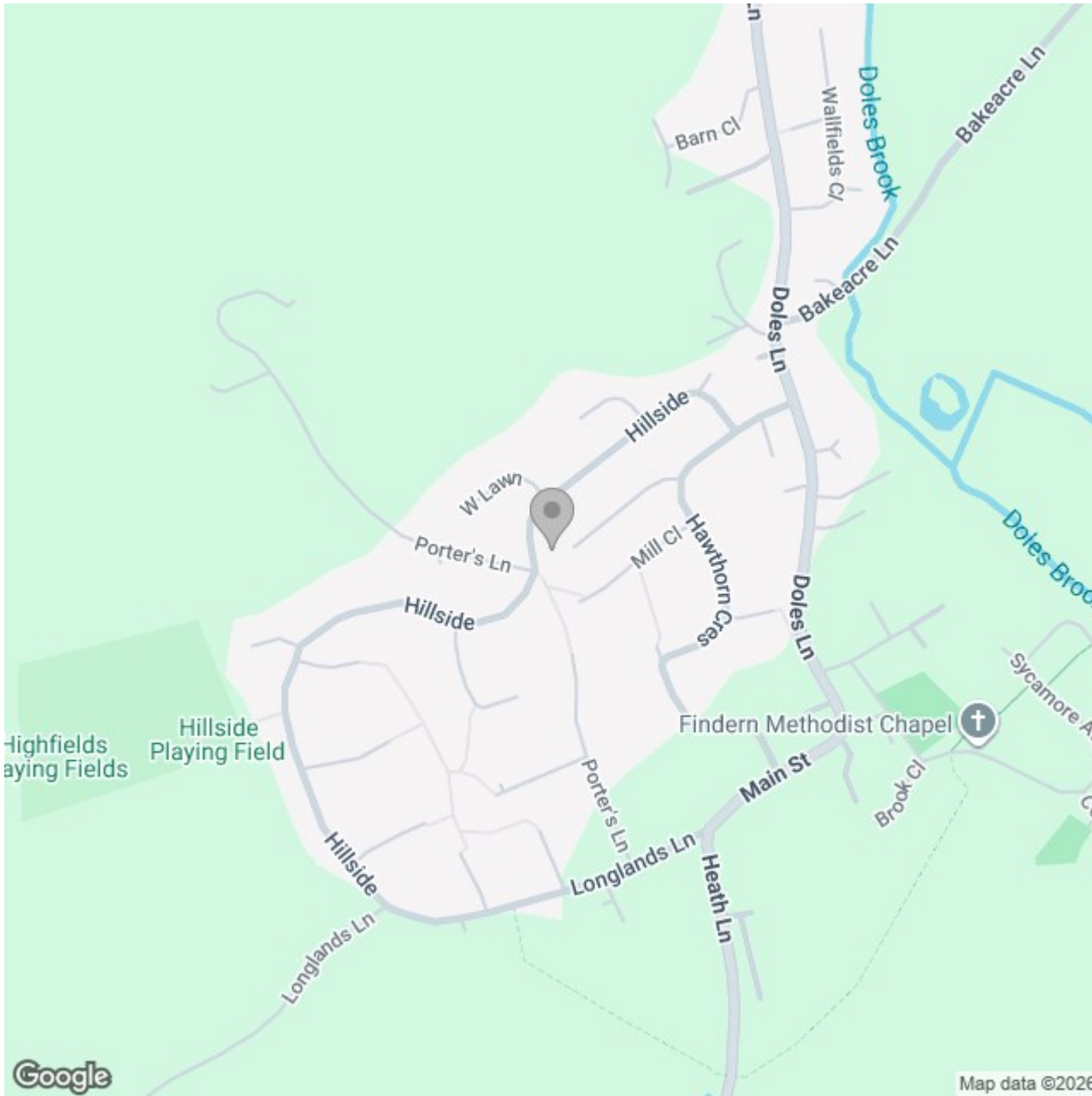


Approximate total area<sup>(1)</sup>  
65.7 m<sup>2</sup>  
706 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	