



**HENDERSON
CONNELLAN**
ESTATE AGENTS

28 Barnsdale, Great Easton, Market Harborough, LE16 8SG

£375,000

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"A Blank Canvass"

This detached bungalow is situated towards the edge of Great Easton opposite fields and is being offered for sale with NO CHAIN. The bungalow requires some improvement making it an exciting project property, ideal for a buyer wishing to create their own perfect living space. The accommodation comprises porch, entrance hall, guest WC, large open plan living/dining room, kitchen, three bedrooms and a bathroom. There is a rear porch and an integral single garage. Outside, the property offers a gated driveway providing parking, front garden, and an enclosed rear garden which offers a good degree of privacy.

Description:

Bungalows like this are rarely available, located within the desirable village of Great Easton which offers good local amenities, this bungalow also offers potential to be improved and modernised making it an exciting project property for the next owners.

Offered for sale with NO CHAIN.

The deceptive sized accommodation comprises entrance porch leading to the hall. There is a guest WC. The open plan living/dining room enjoys lots of natural light with a large picture window facing the front and two further windows making the room dual aspect. The kitchen is currently fitted with a range of basic units. A door leads to the rear porch which provides rear garden access, storage and a personnel door into the integral single garage. From the inner hall there is an airing cupboard and access to all three bedrooms and the bathroom which includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. The property benefits from uPVC double glazed windows and a gas fired central heating system.

Outside:

The plot is a generous size providing a retained frontage with gated vehicular parking. There is a lawn and side pedestrian access to the rear garden which includes a patio area and a lawn with planted borders. The garden offers a good degree of privacy.

Room Dimensions:

Hall - 2.08m x 1.35m (6'10" x 4'5")

Kitchen - 2.67m x 3.17m (8'9" x 10'5")

Living/Dining Room - 7.06m x 4.27m (23'2" x 14'0")

WC - 1.35m x 1.24m (4'5" x 4'1")

Bedroom One - 3.73m x 3.33m (12'3" x 10'11")

Bedroom Two - 3.33m x 2.9m (10'11" x 9'6")

Bedroom Three - 3m x 2.21m (9'10" x 7'3")

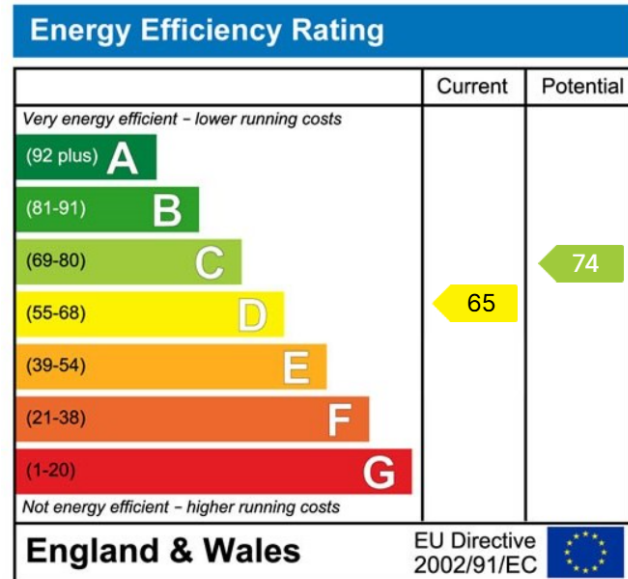
Bathroom - 1.68m x 2.11m (5'6" x 6'11")

Garage - 5.36m x 2.57m (17'7" x 8'5")





- Detached Bungalow
- Gated Driveway and Single Garage
- Front and Rear Gardens
- Three Bedrooms
- Desirable Village Location
- Requires Some Refurbishment - Great Project Property
- No Chain
- Opposite Farmland and Fields
- Potential to Extend (STPC)
- On the Rutland, Northamptonshire and Leicestershire Border



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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