



The Hill, Blunham, MK44 3NQ
£675,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

*****SUPERB FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH A LARGE AND SECLUDED REAR GARDEN AND OCCUPYING AN ELEVATED POSITION WITHIN THIS WELL REGARDED VILLAGE LOCATION*****

This delightful and deceptively spacious non estate family home is superbly positioned, right in the heart of this extremely popular location and within easy reach of all the wonderful amenities the village has to offer.

The property offers bright and airy accommodation across the two floors with two separate reception rooms, along with a gorgeous double glazed conservatory opening out to the generous rear garden, the kitchen/ breakfast room is 'L' shaped and well fitted with an extensive range of shaker style units and with direct access to the lovely and sheltered decking area to the side of the property, The ground floor also provides a glorious ground floor bedroom with an en suite wet room and direct access out to the rear garden.

On the first floor, there are three well proportioned double bedrooms and the family bathroom.

Outside, the beautifully presented rear garden is a haven for anyone who loves spending time and entertaining outdoors, for as well as the extremely generous lawn area, there are multiple seating/ entertaining areas, with paved patios, timber decking areas and even a secluded summer house.

As if all this wasn't enough, the tandem garage has been converted and now offers a separate treatment room and salon (with power, lighting and water connected) perfect for anyone needing a home working space, whilst still retaining a very useful storage area to the front of the garage.

A private driveway provides off road parking for two cars and with another lovely garden area to the front of the property as well.

We think viewing is essential to full appreciate all the wonderful elements this lovely home has to offer!!

Entrance Via

Entrance Porch

10'4 x 5'3 (3.15m x 1.60m)

Entrance Hall

12'9 x 6'2 (3.89m x 1.88m)

Cloakroom

7'4 x 2'1 (2.24m x 0.64m)





Kitchen/ Breakfast Room
14'1 max x 15'7 max (4.29m max x 4.75m max)

Dining Room
11'9 x 8'10 (3.58m x 2.69m)

Living Room
17'1 x 11'11 (5.21m x 3.63m)

Conservatory
12'11 x 8'8 (3.94m x 2.64m)

Ground Floor Bedroom
13'4 x 10'8 (4.06m x 3.25m)

En Suite Wet Room
7'8 x 2'8 (2.34m x 0.81m)

First Floor Landing
9'3 x 7'0 (2.82m x 2.13m)

Bedroom Two
12'0 x 9'11 (3.66m x 3.02m)

Bedroom Three
10'9 x 9'3 (3.28m x 2.82m)

Bedroom Four
8'10 x 6'11 (2.69m x 2.11m)



Bathroom
8'1 max x 7'6 max (2.46m max x 2.29m max)

Rear Garden

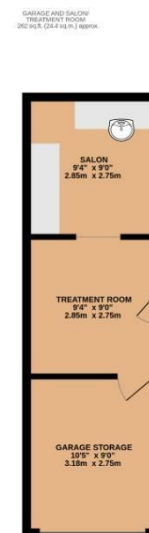
Garage Space
10'5 x 9'0 (3.18m x 2.74m)

Treatment Room
9'4 x 9'0 (2.84m x 2.74m)

Salon
9'4 x 9'0 (2.84m x 2.74m)

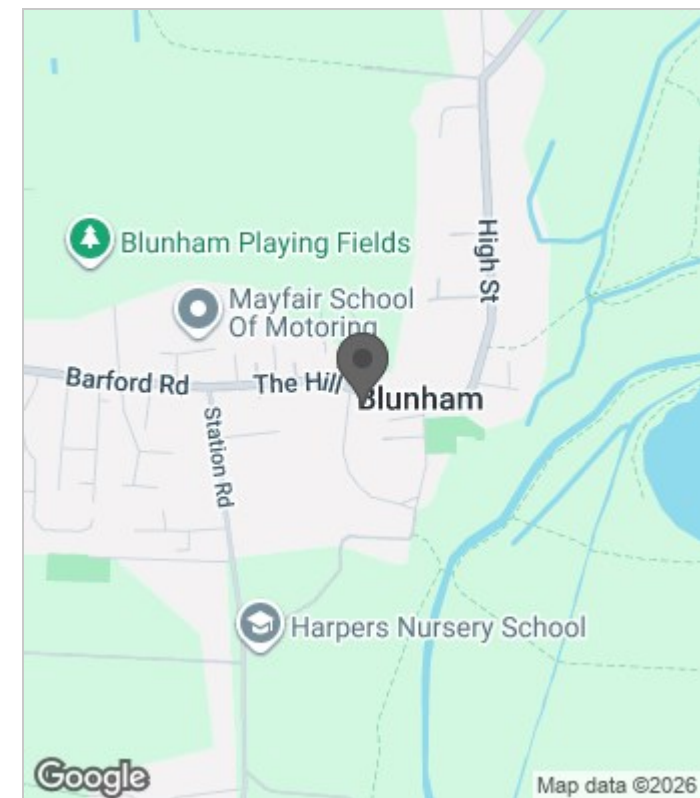
Front Of Property





TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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