



39 Church View, Northborough PE6 9DQ

£340,000



*** BAY FRONTED DETACHED BUNGALOW *** Situated within a highly sought after village location, this detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers. Enjoying a generous corner plot, the property benefits from excellent access to local schooling and amenities. Internally, the property features a bay fronted lounge/diner with a feature fireplace, alongside a well appointed kitchen offering an abundance of storage. There are three bedrooms, with the one benefitting from a walk-in wardrobe, while a modern wet room completes the accommodation. A conservatory provides additional flexible living space, ideal for use as a home office, playroom or further reception area. Externally, the property boasts off road parking for several vehicles and a fully enclosed rear garden. EPC Energy Rating C / Council Tax Band C.

UPVC DOUBLE GLAZED DOOR WITH SIDE PANEL TO:

PORCH

Laminate flooring, radiator, coving to the ceiling, feature glass panels.

Door to:

LOUNGE / DINER

5.28m x 4.09m (17' 4" x 13' 5") (Approx) Fireplace, radiator, and coving to the ceiling. UPVC double glazed bay window to the front.

BEDROOM TWO / DINING ROOM

3.71m not including bay x 2.55m (12' 2" x 8' 4") (Approx) UPVC bay window to the front, coving to the ceiling, and radiator. Walk-in wardrobe.

HALLWAY

Two storage cupboards, laminate flooring, loft access, and coving to the ceiling.

BEDROOM ONE

3.71m x 2.61m (12' 2" x 8' 7") not including wardrobes (Approx) UPVC double glazed window to the rear, built-in wardrobes, laminate flooring and radiator.

BEDROOM THREE

2.72m x 2.09m including wardrobes (8' 11" x 6' 10") (Approx) UPVC window to the rear, radiator and built-in wardrobes.

WET ROOM

Fitted with a three piece suite comprising shower, pedestal wash hand basin and WC. Extractor fan, chrome heated towel rail. Fully tiled walls. UPVC double glazed window to the side.

KITCHEN

3.65m x 2.45m (12' 0" x 8' 0") (Approx) Fitted with a range of eye level and base units with worktop over and tiled splashbacks. Stainless steel sink with half bowl and inset drainer with mixer tap over. Gas hob with extractor over, double eye level oven. Space and plumbing for washing machine and tumble dryer/dishwasher. Radiator and UPVC double glazed window to the rear.

Door to:

CONSERVATORY

5.60m x 1.78m (18' 4" x 5' 10") (Approx) Brick and UPVC construction. UPVC double glazed window and door to the garden. UPVC double glazed door to the front.

OUTSIDE

To the front, a generously sized concrete and gravelled area provides ample off road parking, offering both practicality and ease of maintenance.

To the rear, the established garden is predominantly laid to lawn and enclosed by timber fencing, creating a private outdoor space. The garden is beautifully enhanced by well stocked borders filled with a variety of flowering plants, alongside mature shrubs and trees that provide colour and interest throughout the seasons. A patio area offers the perfect setting for outdoor dining and entertaining, while a garden shed provides useful additional storage.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

