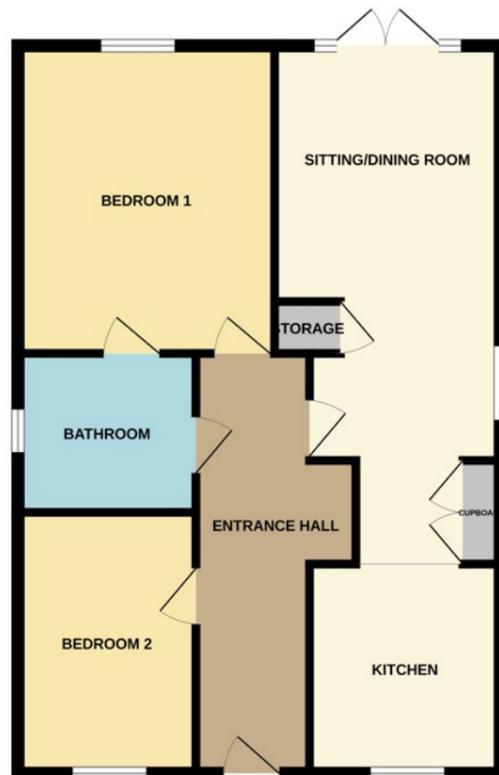




Evans Mead, Stilton PE7 3JG

£350,000



\*\*\* DETACHED BUNGALOW IN THE SOUGHT AFTER VILLAGE OF STILTON \*\*\* " This detached 2 bedroom bungalow has had upgrades and is on a generous sized plot. Featuring a driveway for multiple cars, an entrance hall , 2 bedrooms, Jack and Jill bathroom and an open plan kitchen/diner/lounge. Bespoke shutters to windows, landscaped the garden and more... Book a viewing today to appreciate this exceptionally presented home! EPC Energy Rating - B/ Council Tax Band - C ".

**ENTRANCE**

4' 6" (min)(1.37m) 8' 4" (max) x 19' 2" (2.54m x 5.84m) (approx) Door to front, loft access and radiator.

**OPEN PLAN KITCHEN/ LIVING/ DINING**

**KITCHEN**

9' 4" x 8' 5" (2.84m x 2.57m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, gas hob, integrated dishwasher, fridge/ freezer and integrated washing machine. UPVC double glazed window to front with café style folding shutters. Open into:-

**INNER HALL**

Boiler enclosed in cupboard and radiator. Open into:-

**DINING AREA**

8' 2" x 10' 6"(max) (2.49m x 3.20m) (approx) UPVC double glazed window to side with full length plantation shutters, cupboard and radiator. Open into:-

**LIVING AREA**

11' 9" x 11' 1" (3.58m x 3.38m) (approx) Two UPVC double glazed windows to rear, french doors to rear.

**BEDROOM 1**

13' 9" x 11' 7" (4.19m x 3.53m) (approx) UPVC double glazed window to rear with full length plantation shutters, radiator and door to:-

**BATHROOM**

8' 1" x 7' 1" (2.46m x 2.16m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, extractor fan and heated towel rail. UPVC double glazed window to side.

**BEDROOM 2**

11' 8" x 7' 9" (3.56m x 2.36m) (approx) UPVC double glazed window to front with café style folding shutters and radiator.

**OUTSIDE**

Driveway at the side for approx 3/4 vehicles. The rear garden has fencing, this has been professionally landscaped with large porcelain patio, laid to lawn, gravel area, garden shed and mature shrubs.

**AGENT NOTES**

The floorplan 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.

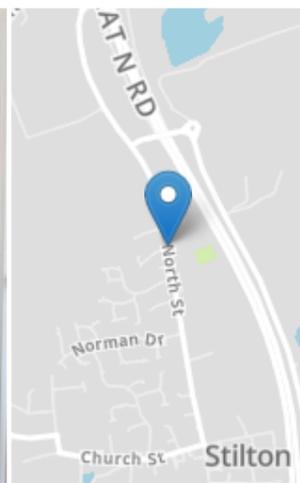
**AGENT NOTES**

We have been advised there will be a service charge which is £214.00 per year. The vendor has advised us of the following :-

loft has been partially boarded by approved installers also with aluminium ladder and electric light.

The flooring is Amtico flooring.

The Property is covered with NHBC warranty. 7 years remaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	95
(81-91)	<b>B</b>	83
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		