

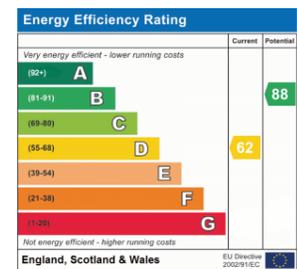


Bell Lane, Alconbury PE28 4DU

Guide price £315,000



- Offers invited
- Individual Detached Bungalow
- Re-Fitted Kitchen And Sanitaryware
- Landscaped Gardens And Private Driveway
- Walking Distance To Shop, Pub And Bus Stop
- No Forward Chain And Immediate Vacant Possession
- Rewired



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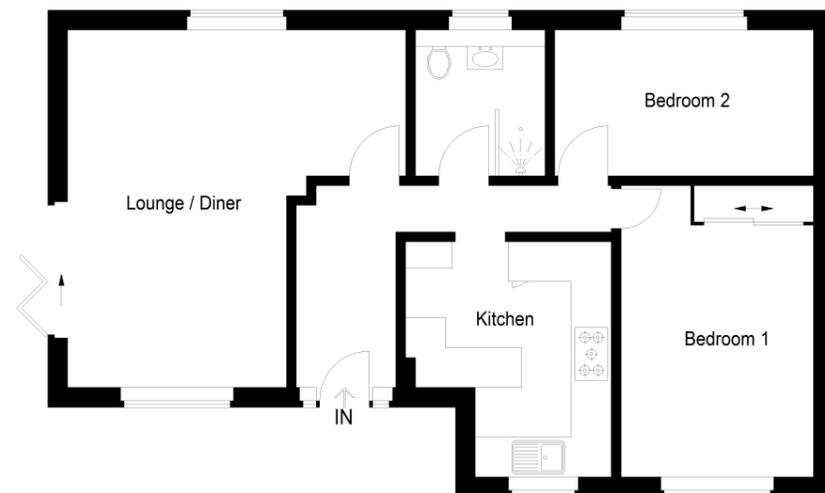
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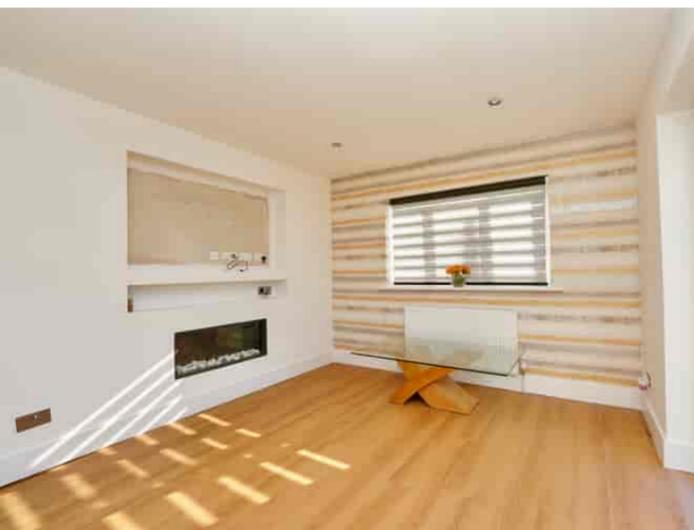
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1245008)  
Housepix Ltd



## Composite Security Glazed Door To

### Entrance Hall

15' 9" x 10' 11" (4.80m x 3.33m)

An 'L' shaped space with two double panel radiators, LVT flooring, recessed lighting, access to insulated loft space.

### Living Room

17' 11" x 16' 10" (5.46m x 5.13m)

A light triple aspect room with UPVC windows to front and rear aspects with bi-fold doors accessing garden terrace to the side, LVT flooring, TV point, telephone point, central media unit incorporating shelf unit and contemporary Living Flame coal effect gas fire, recessed lighting, double panel radiator.

### Kitchen/Breakfast Room

11' 3" x 10' 2" (3.43m x 3.10m)

UPVC window to front aspect, fitted in a contemporary range of grey-toned gloss base and wall mounted cabinets with work surfaces, space for cooking range with suspended extractor fitted above, appliance spaces, stainless steel single drainer sink unit with directional mixer tap, recessed lighting, peninsular breakfast bar, drawer units, American style fridge freezer included, larder unit, LVT flooring. (Cooking range, washing machine available by separate negotiation), concealed combi gas fired central heating boiler (approximately three years old) fuse box and master switch.

### Bedroom 1

14' 1" x 9' 6" (4.29m x 2.90m)

Wardrobe range with hanging storage and shelving, UPVC window to front aspect, double panel radiator, recessed lighting.

### Bedroom 2

12' 10" x 6' 11" (3.91m x 2.11m)

UPVC window to rear, double panel radiator.

## Family Shower Room

7' 3" x 6' 7" (2.21m x 2.01m)

Re-fitted in a contemporary range of white sanitaryware comprising low level WC with concealed cistern, surface mounted vanity sink unit with mixer tap, UPVC window to rear aspect, fixed display shelving, cabinet storage, walk in screened shower enclosure with independent multi head shower fitted over, full ceramic tiling with contour border tiling, chrome heated towel rail, ceramic tiled flooring, recessed lighting, extractor.

## Outside

The bungalow stands in mature gardens with a lawned frontage and a driveway sufficient for three to four vehicles with additional parking potentially available to the side with outside tap and lighting. The rear garden is unprepared and extends to the rear of the bungalow enclosed by panel fencing with a new garden shed.

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold

Council Tax Band - D