



5 Rooktree Way, Haynes, Bedford MK45 3PT







## 2 Bedroom Bungalow

### Offers in Excess of £330,000 Freehold

\* COUNTRYSIDE VIEWS \* Ready to view this autumn is this stunning two bedroom bungalow in the picturesque village of Haynes. Bought through us two years ago, this bungalow has undergone a transformation and is being sold 'CHAIN FREE' to the next potential buyer.

- Two bedrooms
- Chain free
- Stunning views
- Cul-de-sac location
- Recently renovated
- Garage
- Potential to extend (STP)
- Beautiful countryside walks
- Popular village location
- EPC rating D. Council tax band D

**Ground Floor:****Lounge/Diner:**

Abt. 16' 4" x 10' 11" (4.98m x 3.33m) Entrance from front door. Double glazed Upvc windows. Log burner. Radiator. Newly carpeted.

**Kitchen:**

Abt. 11' 3" x 8' 1" (3.43m x 2.46m) Range of fitted work tops with plumbing for appliances. Stainless steel sink basin. Splash back tiling. Upvc double glazed windows and door.

**Master Bedroom:**

Abt. 14' 1" x 8' 11" (4.29m x 2.72m) Upvc double glazed windows. Fitted wardrobes. Radiator. Carpeted throughout.

**Bedroom Two:**

Abt. 9' 4" x 10' 2" (2.84m x 3.10m) Upvc sliding doors with access to rear garden. Radiator. Carpeted throughout.

**Family Bathroom:**

The bathroom suite is fitted with a shower cubicle, low level flush WC and sink basin.

**Loft:**

Boarded loft accessed from the main landing.

**Outside:****Rear Garden:**

Mainly laid to lawn with new paved seating area overlooking fields. Side access to front and to garage.

**Front Garden:**

Block paved driveway with green to the front. Plants and shrubs border. Low level stone wall.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.





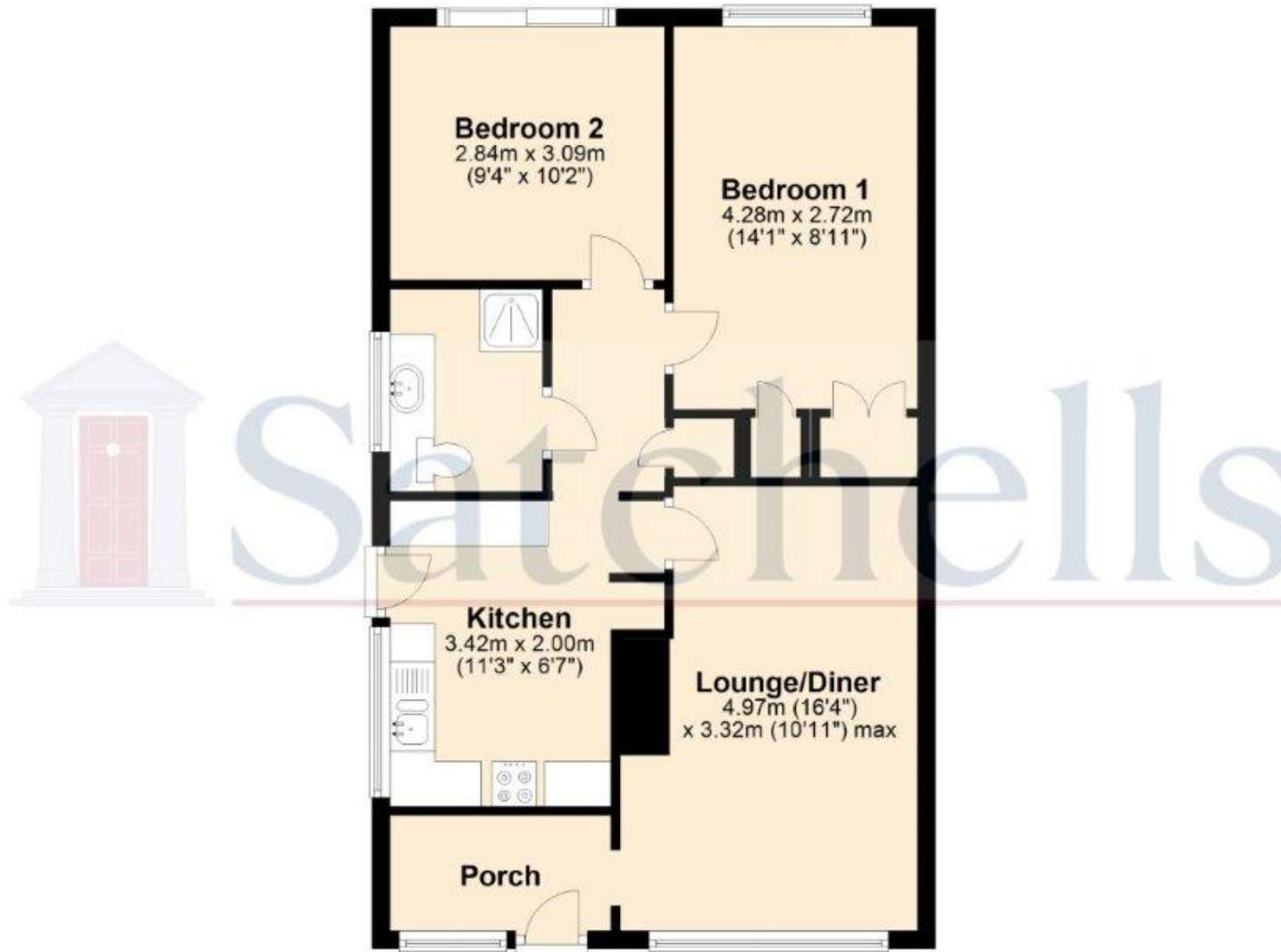


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.