

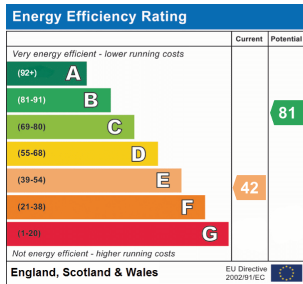
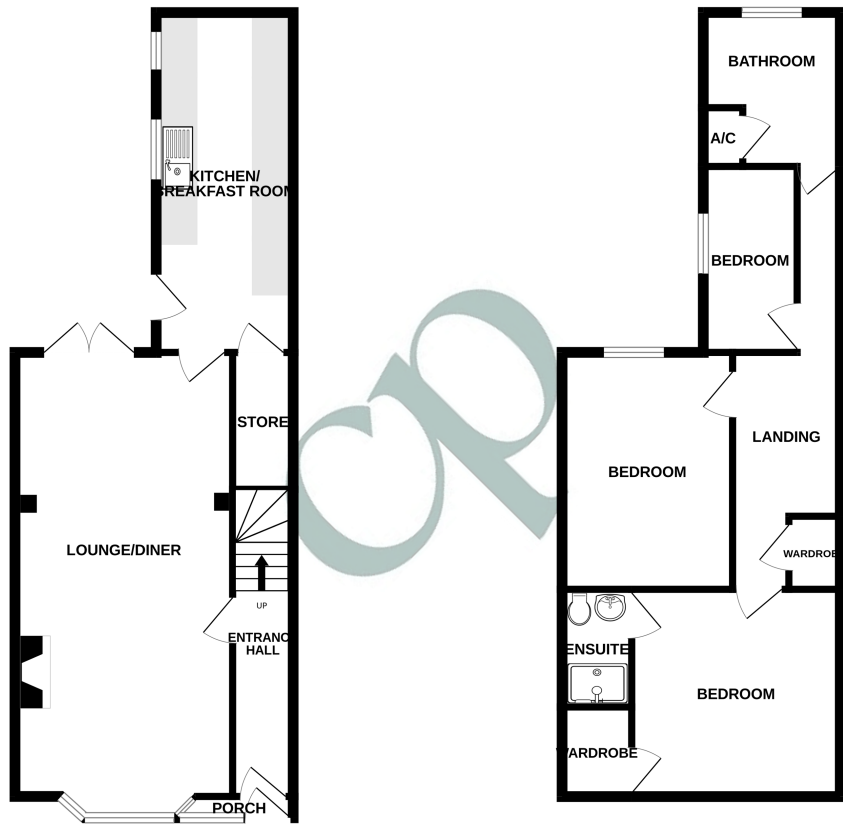


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38, High Street
Gravenhurst, Bedfordshire,
MK45 4HZ
£495,000

GROUND FLOOR

1ST FLOOR



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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Viewing by appointment only

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A truly stunning Victorian extended semi detached family residence, set in the heart of the popular Mid Beds village of Gravenhurst & within excellent school catchments. Being offered with no onward chain and viewing essential to avoid disappointment.

- 24ft lounge/diner with cast iron log burner.
- 18ft kitchen/breakfast room.
- Master bedroom with ensuite shower room.
- Front and rear gardens.
- Off-road parking.
- No onward chain.

GROUND FLOOR

Entrance Porch

Casement window and door to front aspect. Slate flooring. Outside lighting. Step up to panelled entrance door to:

Entrance Hall

Oak flooring. Ceiling downlighters. Stairs to first floor landing with carpet (as fitted). Multi pane style glazed door to:

Lounge/Dining Room

25' 8" into bay x 11' 11" (7.82m into bay x 3.63m) Sitting Area: Double glazed bay window to front aspect. Oak flooring. Coving to ceiling with downlighting. Feature fireplace with inset multi fuel burner set on slate hearth. Telephone point. Television point. Double panel radiator. Dining Area: Casement French doors and window to rear aspect. Coving to ceiling with downlighting. Oak flooring. Double panel radiator. Multi pane style glazed door to:

Kitchen/Breakfast Room

18' 7" x 7' 8" (5.66m x 2.34m) Casement windows to side. A superb range of base and wall mounted units with matching roll top work surfaces. 1½ bowl stainless steel sink and drainer unit with cupboards below. Splashback tiling. Four ring ceramic hob with stainless steel double extractor hood over. Separate eye Level built-in oven. Space and plumbing for dishwasher, washing machine, tumble dryer and upright fridge/freezer. Breakfast bar. Double panel radiator. Ceramic tiled flooring. Coving and spotlighting to ceiling. Multi pane style glazed door with brass furnishings to under stairs storage cupboard with light and shelving. Multi pane style door to rear aspect.



Utility Room

Accessed via outside 7' 1" x 6' (2.16m x 1.83m) Window to rear aspect. Floor mounted oil fired boiler serving central heating and domestic hot water. Butler style sink. Space and plumbing for washing machine. Tiled flooring. Low level wc.

FIRST FLOOR

Landing

Coving to ceiling. Access to loft with pull-down ladder which is partially floored. Door to storage cupboard/wardrobe with cupboard above. Multi pane style glazed door to:

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m) Double glazed window to front aspect. Double panel radiator. Newly carpeted (as fitted). Coving to ceiling. Panelled door with brass furnishings to walk-in wardrobe providing hanging space and shelving. Multi pane style door with brass furnishings to:

En-Suite Shower Room

A three piece suite comprising: Tiled shower cubicle, wall mounted wash hand basin and low level WC. Splashback tiling. Coving to ceiling. Ceramic tiled flooring.

Bedroom Two

10' 10" x 9' 4" (3.30m x 2.84m) Double glazed window to rear aspect. Double panel radiator. Coving to ceiling.

Bedroom Three

10' 9" x 5' 3" (3.28m x 1.60m) Double glazed window to side aspect. Single panel radiator. Laminate flooring. Coving to ceiling with downlighters.

Family Bathroom

Double glazed window to rear aspect. Three piece suite comprising: Panelled bath with shower attachment over, pedestal wash hand basin and low level WC. Splashback tiling. Single panel radiator. Heated towel rail. Timber effect vinyl flooring. Coving to ceiling with spotlighting. Built-in airing cupboard housing water tank and shelving.

OUTSIDE

Front Garden

Fencing and brick garden wall. Shingled area. Flower and shrub borders. Access to front entrance door and to rear garden.

Rear Garden

South-easterly aspect. Shaped lawn. Flower and shrub borders. Patio at rear. Summerhouse and timber shed: 9' 9" x 7' 10" (2.97m x 2.39m) to remain. Timber fencing to sides and rear.

Off Road Parking

Timber gated access via shared driveway to rear parking area providing off road parking for several cars. Outside lighting. Outside tap. Carport.

