



18, Virginia Place

Lower Stondon,
Bedfordshire, SG16 6GS
Offers In Excess of £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

Built in 2022 by Bloor Homes, this well presented two bedroom bungalow offers an open plan layout with a southerly aspect rear garden, driveway parking for two cars and countryside walks on your doorstep.

- Open aspect to the front with views over farmland
- Both bedrooms with fitted wardrobes
- Timber outbuilding with power & light - could be used to work from home
- Southerly aspect rear garden laid to artificial lawn
- Built in 2022 with NHBC warranty remaining

GROUND FLOOR

Entrance Hall

Karndean flooring. Radiator. Storage cupboard. Access to loft space. Doors into all rooms.

Kitchen/Dining/Living Room

23' 8" (max) x 14' 4" (max) (7.21m x 4.37m) - Overall Measurement.

Kitchen Area: A range of wall and base units with complementary worksurfaces and upstands. Ceramic one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level electric Bosch oven. Inset gas hob with oven under and stainless steel splashback and extractor hood over. Integrated fridge/freezer. Space and plumbing for washing machine. Cupboard housing wall mounted gas boiler. Karndean flooring. Double glazed window to rear.

Dining/Living Area:

Karndean flooring. Radiator. Double glazed french doors opening onto the rear garden.



Bedroom 1

13' 10" x 9' 10" (4.22m x 3.00m) Double glazed leaded light window to front. Radiator. Karndean flooring. Built-in wardrobes with mirrored sliding doors.

Bedroom 2

12' 8" x 9' 6" (3.86m x 2.90m) Double glazed leaded light window to front. Radiator. Karndean flooring. Built-in wardrobes with mirrored sliding doors.

Shower Room

Suite comprising double shower cubicle, low level wc and wash hand basin. Heated towel rail. Extractor fan. Partially tiled walls and Karndean flooring.

OUTSIDE

Front Garden

Paved footpath leading to front door with brick storm porch and service light. Power points. Mature shrub borders with driveway providing off road parking for 2 cars. Footpath with gated access to rear garden.

Rear Garden

Southerly aspect rear garden laid to artificial lawn with canopy over french doors. Cold water tap. Power points. Gated access to front.

Outbuilding

Timber construction with power & light connected. Double glazed window to front and double doors. Stripped wood flooring.

AGENT NOTE

The vendor informs us the 70" TV, contemporary electric fireplace and the bathroom cabinet are included in the sale.

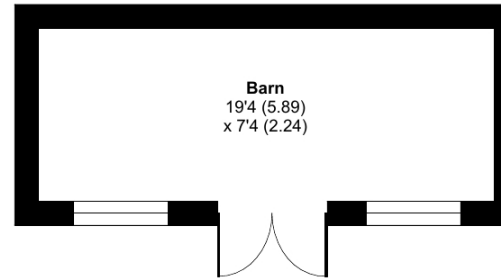
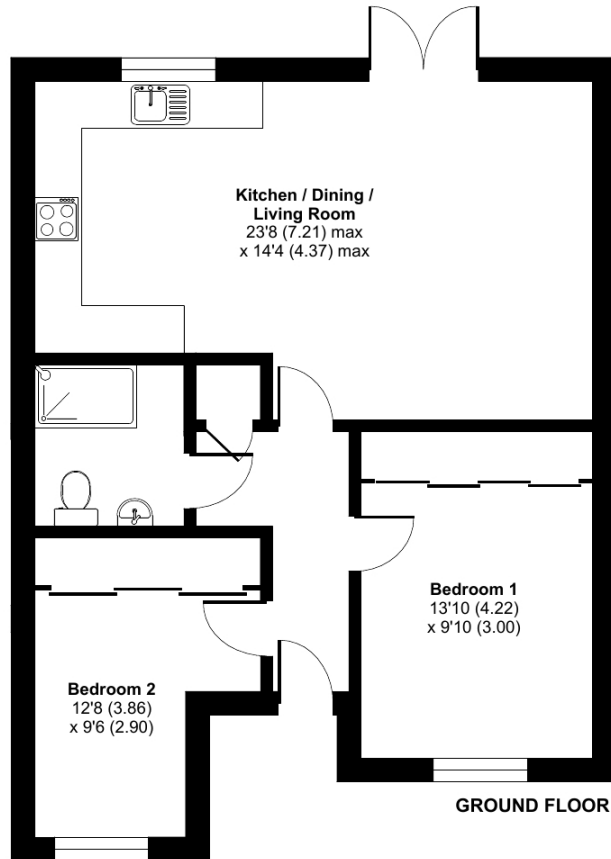
The vendor informs us there is a service charge associated with this property of approx. £290 per annum. We advise any buyer to confirm this information with this legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 678 sq ft / 62.9 sq m
 Outbuilding = 141 sq ft / 13.1 sq m
 Total = 819 sq ft / 76 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1012558



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
 T: 01462 811822 | E: shefford@country-properties.co.uk
 www.country-properties.co.uk

