



1, Church Street

Dunton,
Bedfordshire, SG18 8RR
Freehold O.I.R.O £370,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom cottage situated in the heart of the charming village of Dunton. The property has separate reception rooms with fireplaces, kitchen with utility room, ground floor cloakroom and first floor bathroom. Outside that is a private rear garden with raised decked area. There is no allocated parking although there is plenty of on-road parking available.

- Three bedrooms
- Separate reception rooms with fireplaces
- Paved rear garden with raised decking area.
- Kitchen with utility room
- Ground floor cloakroom and first floor bathroom
- Triple glazing in the majority of the property
- Dropped kerb to the side to allow for possible off road parking

Ground Floor

Entrance Hall

Lounge

13' 3" x 11' 9" (4.04m x 3.58m)

Window to front aspect, radiator, fireplace with brick surround and log burner.

Dining Room

13' 7" x 13' 3" (4.14m x 4.04m)

Window to front aspect, radiator, fireplace with log burner, under stairs cupboard, stairs to first floor.

Kitchen

5' 9" x 16' 6" (1.75m x 5.03m)

Window to rear aspect, door to garden. Matching wall and base level units with wooden work surface over and in-top stainless steel circular sink and drainer. Built-in electric oven and hob with extractor over, space for fridge.

Utility

8' 8" x 5' 9" (2.64m x 1.75m)

Window to rear aspect, radiator, built-in cupboard, space and plumbing for washing machine, space for fridge freezer.

Cloakroom

Window to rear aspect, wash hand basin, W.C.



First Floor

Landing

Window to front aspect, hatch to loft vault,
window to rear aspect, airing cupboard
housing hot water tank.

Bedroom 1

13' 3" x 12' 03" (4.04m x 3.73m)
Window to front aspect, radiator.

Bedroom 2

10' 4" x 13' 3" (3.15m x 4.04m)
Window to front, radiator.

Bedroom 3

6' 02" x 14' 3" (1.88m x 4.34m)
Window to rear aspect, radiator.

Bathroom

Window to rear aspect, radiator, low level
W.C, wash hand basin, panelled bath.

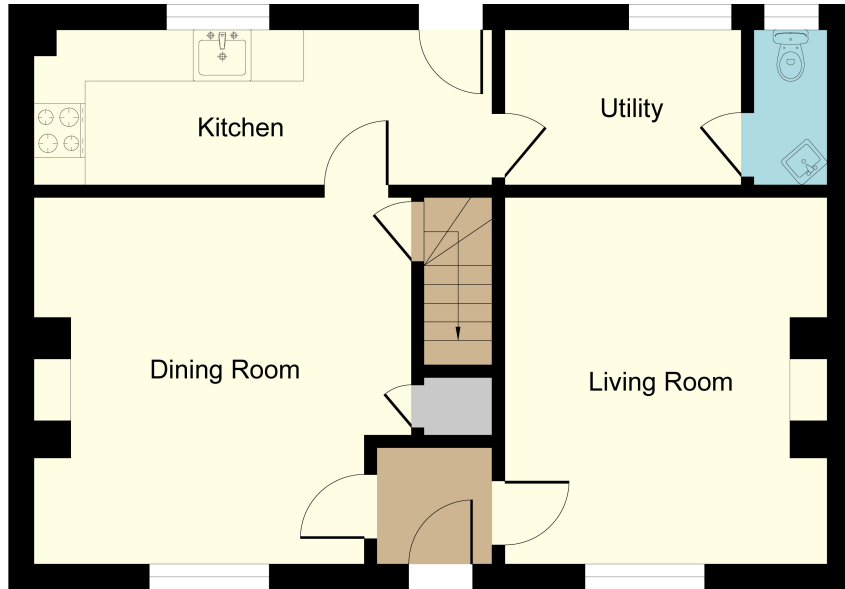
External

Rear Garden

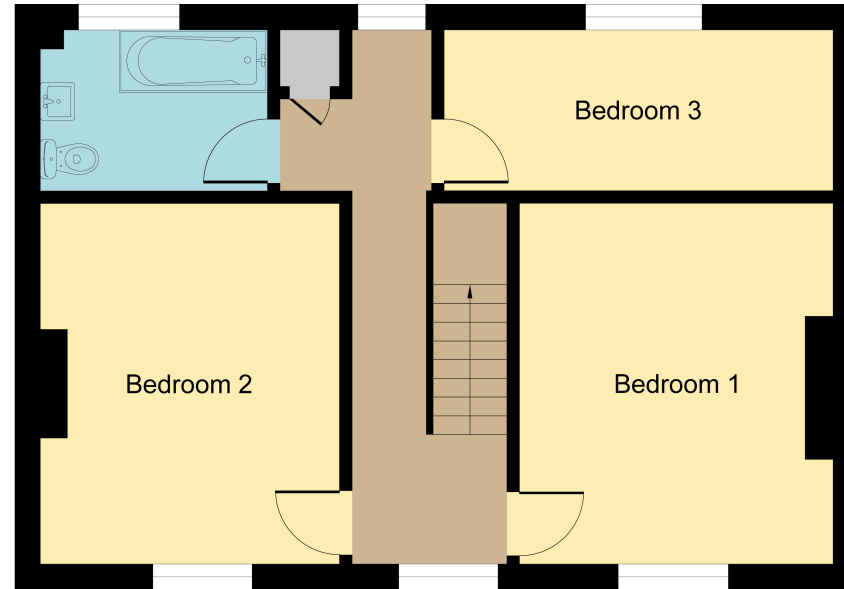
Enclosed with gated access at the side to
street. Paved with raised decked area,
timber shed and log store.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	48
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All Measurements are approximate and for display purposes only

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

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