



8 Church Street, Northborough PE69BN

£325,000



\*\*\* SINGLE STOREY LIVING \*\*\* This well presented two bedroom bungalow is situated on the desirable Church Street in the sought after village of Northborough. The accommodation briefly comprises a spacious lounge featuring a log burner, separate dining room, refitted kitchen, two double bedrooms, with the principal bedroom benefitting from an en-suite shower room, and a family bathroom. Occupying an attractive plot, the property enjoys a landscaped private garden and ample off road parking. EPC Energy Rating D / Council Tax Band B.

**COMPOSITE FRONT DOOR INTO:**

**LOUNGE**

5.79m x 3.03m (19' 0" x 9' 11") (Approx) UPVC window to the front with wooden shutters. Limestone and marble fireplace with log burner. Wall sconces, wooden flooring, coving to the ceiling and radiator.

**INNER HALL**

Loft access, wooden flooring, wall sconce, and coving to the ceiling.

**BEDROOM ONE**

3.65m x 2.91m (12' 0" x 9' 7") (Approx) UPVC window to the front with wooden shutters. Wooden flooring, coving to the ceiling and radiator.

**EN-SUITE**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level WC. Partly tiled, coving to the ceiling, chrome heated towel rail and UPVC window to the side.

**BEDROOM TWO**

3.11m x 2.92m (10' 2" x 9' 7") (Approx) UPVC window to the side with wooden shutters. Built-in wardrobe and storage, wooden flooring, coving to the ceiling and radiator.

**DINING ROOM**

3.03m x 2.43m (9' 11" x 8' 0") (Approx) Wooden flooring, coving to the ceiling and radiator.

Archway to:

**KITCHEN**

3.03m x 2.74m (9' 11" x 9' 0") (Approx) Fitted with a range of eye level and base units with worktops over and tiled splashbacks. Space and plumbing for washing machine and fridge/freezer. Spotlights and coving to the ceiling. Oven, induction hob with extractor hood over. Tiled flooring and radiator. UPVC window to the rear.

**REAR HALL**

Composite back door, tiled flooring, coving to the ceiling, radiator and storage cupboard.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and low level WC. Partly tiled, coving to the ceiling, airing cupboard, boiler and immersion heater. UPVC window to the rear.

**OUTSIDE**

To the front, the property is set back from the road and approached via an expansive gravel driveway, providing ample off road parking. Mature hedging to two boundaries offers a good degree of privacy, complemented by an established tree, rockery, and planting.

The landscaped rear garden is predominantly laid to lawn, with stepping stones leading to a raised decked seating area, which also houses a garden shed. Attractive curved borders are well stocked with mature plants and shrubs, creating an established setting. A patio area provides further seating space, with convenient side access returning to the front of the property.

**AGENT NOTE**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

