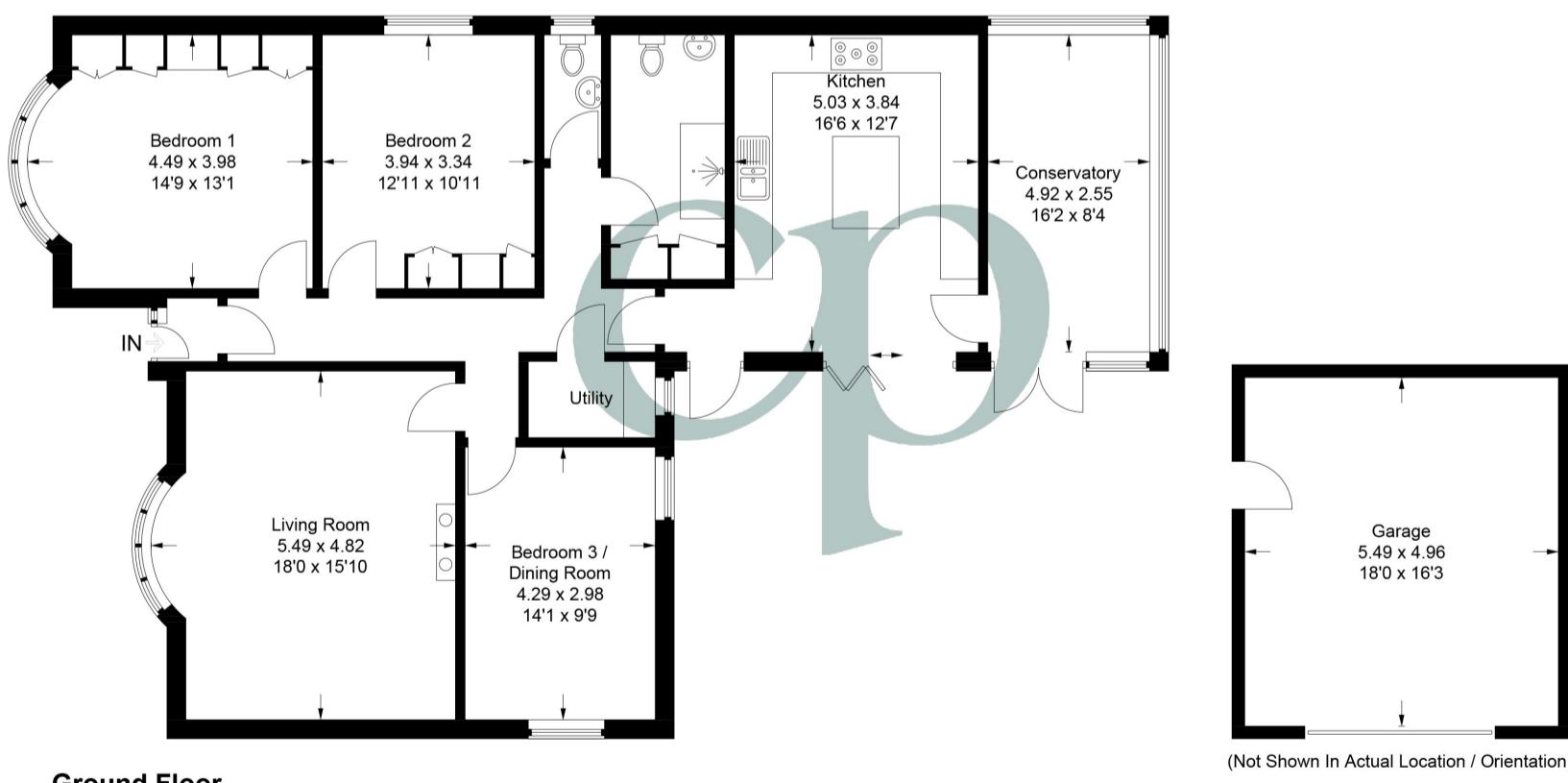




Approximate Gross Internal Area = 129.4 sq m / 1,393 sq ft
Garage = 27.2 sq m / 293 sq ft
Total = 156.6 sq m / 1,686 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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

country
properties

'Greenview' is a beautifully extended three bedroom detached bungalow, perfectly positioned overlooking the Village Green in the sought after and peaceful village of Broom. The property offers excellent potential to further extend and adapt the current layout and it's a short drive to nearby Biggleswade for rail links into the city and access to the A1/M.

- Offered with no upward chain - Just move in!
- Rural living in the sought after village of Broom with Biggleswade just a short drive away
- Re fitted kitchen with central penninsular island and integrated appliances
- Bedroom 3/dining room
- Versatile accommodation throughout
- Local farm shop, traditional village pub and active community centre
- Countryside & lake walks on your doorstep - perfect for walking the dog
- Detached garage and driveway with generous off road parking for several cars

Ground Floor

Entrance Hall

Doors to all rooms. Storage cupboard. Wood effect flooring. Radiator. Access to loft room. Part glazed door to sun room. Access to loft room.

Living Room

18' 0" x 15' 10" (5.49m x 4.83m) Dual aspect double glazed bay window to front & side aspect. Feature fireplace fitted with electric fire and stone surround. Two radiators.



Kitchen

16' 6" x 12' 7" (5.03m x 3.84m) Re-fitted with a range of wall and base units with quartz worksurfaces over. Inset sink with mixer taps over. Neff double oven and grill. Induction hob with Neff extractor over. Integrated dishwasher. Space for American fridge freezer with ice maker & water supply. Tiled flooring. Bi-folding doors fitted with battery powered roller blinds. Dual aspect double glazed windows to rear & side. Part glazed door to conservatory.



Utility Room

Fitted with eye and base level units. Wood effect flooring. Obscure double glazed window to rear.



Bedroom 3/Dining Room

14' 1" x 9' 9" (4.29m x 2.97m) Dual aspect double glazed window to side and rear. Radiator.

Conservatory

16' 2" x 8' 4" (4.93m x 2.54m) UPVC double glazed on a brick base. Insulated roof. Underfloor heating. French doors opening onto rear garden.

WC

Obscure double glazed window to side aspect. Wall mounted wash hand basin. WC. Wood effect flooring.

Shower Room

Re-fitted with a three piece suite comprising double shower cubicle. Wash hand basin with vanity unit, closed cistern WC. Wood effect flooring. Fully tiled walls. Obscure double glazed window to side aspect. Heated towel rail. Airing cupboard housing hot water cylinder.

Bedroom 1

14' 9" x 13' 0" (4.50m x 3.96m) Double glazed bay window to front aspect. Range of built in wardrobes. Radiator.

Bedroom 2

12' 11" x 10' 11" (3.94m x 3.33m) Double glazed window to side aspect. Range of built in wardrobes. Radiator.

Loft Room

14' 11" x 7' 8" (4.55m x 2.34m) Loft room currently used as storage, accessed via drop down ladder. Dormer window. Door to eave storage space.

Outside

Rear Garden

Laid mainly to lawn with mature hedge borders. Flower and shrub borders. Large patio area with aluminium covered pergola. Outside tap. Driveway to side providing off road parking for several cars.

Front Garden

Wrought iron gates leading to driveway providing ample off road parking. Laid to lawn with flower and shrub borders access to rear. Pathway leading to front door.

Double Garage

18' 0" x 16' 3" (5.49m x 4.95m) Detached double garage fitted with electric up & over door. Power & light. Personal door leading to garden.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

