

oakheart

£400,000

Offers In The Region Of
Lees Court, Glemsford

This three bedroom detached bungalow is discreetly positioned at the end of a short private drive, offering a peaceful setting away from passing traffic. Constructed in traditional masonry with soft red brick elevations beneath a clay pantiled roof, the property combines classic character with modern comfort.

A welcoming L-shaped reception hall provides a spacious and practical introduction to the home, with useful storage including a walk-in boiler and airing cupboard. To the rear of the property, the sitting/dining room

enjoys French doors opening directly onto the garden, creating a light-filled and inviting space. The Shaker-style kitchen/breakfast room is positioned to the front of the property and enjoys views over the private forecourt. Fitted with an extensive range of cream wall and base units with wooden worktops and tiled splashbacks. The kitchen is equipped with integral appliances including a gas hob, electric oven, dishwasher, integrated fridge and freezer.

The property offers three generous bedrooms, two of which

comfortably accommodate double beds. The principal bedroom enjoys a separate en-suite shower room, whilst bedrooms two and three are served by a family bathroom with bath and shower over. The third bedroom is currently being utilised as a home study, demonstrating versatility of use.

The rear garden is a particularly attractive feature - quiet, enclosed and beautifully laid out with a large York stone patio opening onto a level lawn, creating the perfect blank canvas for the next owner.

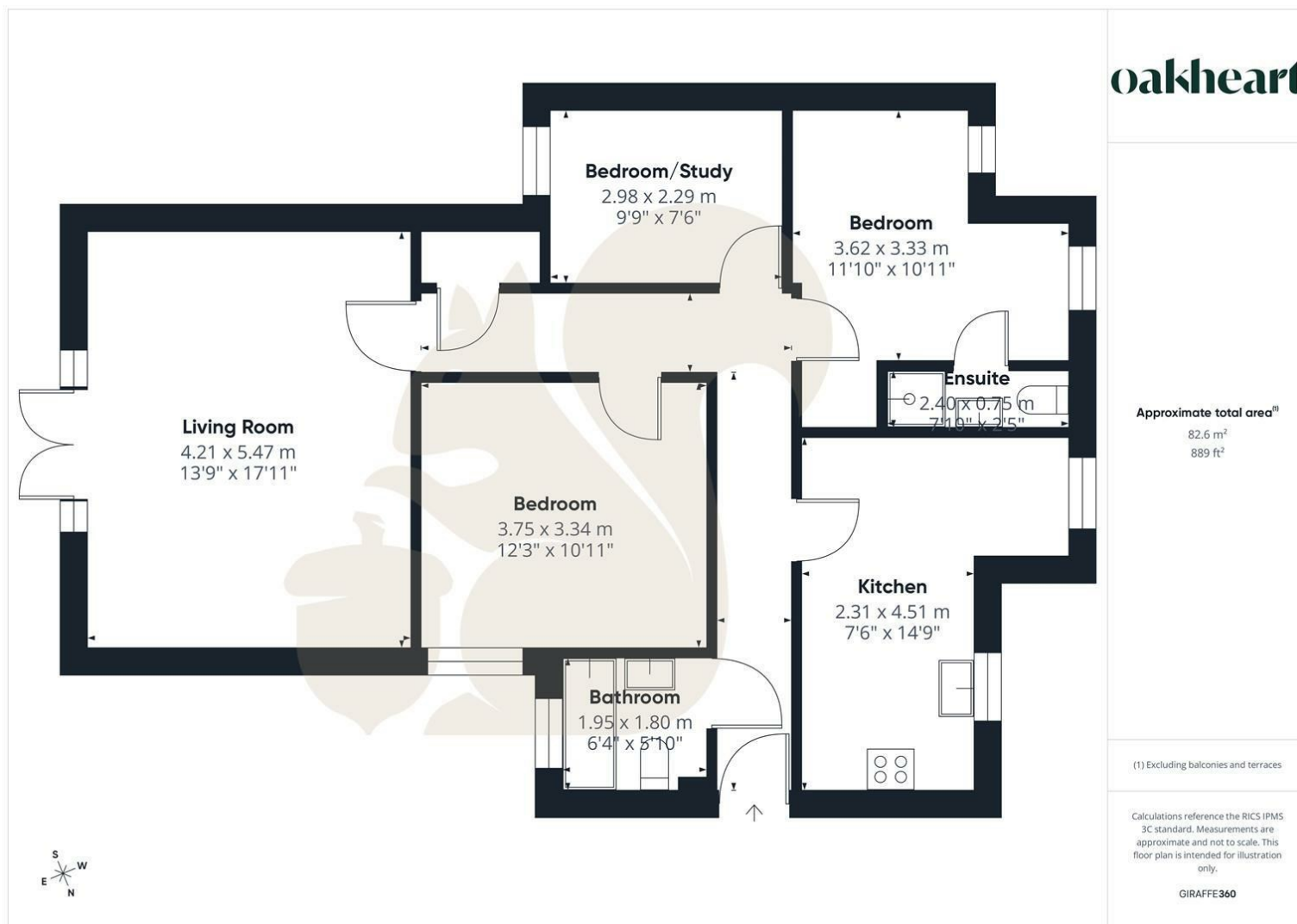
Call Oakheart today to arrange your viewing!












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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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