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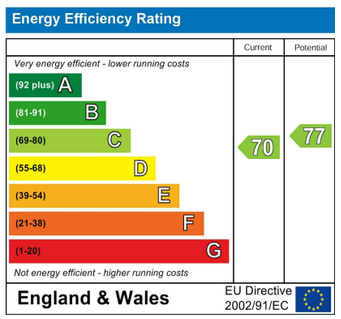













# St. Marys Drive, Langho, BB6 8DL

## Offers Over £300,000

CHARMING THREE BEDROOM DETACHED DORMA BUNGALOW

Welcome to this fantastic Three-bedroom detached dormer bungalow, nestled in the heart of Langho on St. Marys Drive. This delightful property offers a perfect blend of comfort and charm, making it an ideal family home.

As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The fitted kitchen is well-equipped and flows seamlessly into the dining room, creating a wonderful space for family meals and gatherings. The ground floor also features a spacious family bathroom, ensuring convenience for all residents and visitors. Additionally, you will find a modern shower room to the first floor.

The generous-sized bedrooms offer ample space for rest and relaxation, making this home suitable for families of all sizes. The property boasts a well-maintained rear garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the driveway and garage offer practical solutions for parking and storage.

Situated in a great location, this bungalow is close to local schools, making it an excellent choice for families with children. Langho is known for its friendly community and convenient

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# St. Marys Drive, Langho, BB6 8DL

## Offers Over £300,000

3 2 2 C

- Three Bedroom Dormer Bungalow
- Ground Floor Bathroom Plus First Floor Shower Room
- Off Road Parking
- Tenure - Freehold
- Spacious Lounge And Dining Room
- Well Maintained Rear Garden
- EPC Rating - C
- Fitted Kitchen With Family Layout
- Sought After Langho Location
- Council Tax Band - C

## Ground Floor

### Entrance
UPVC panelled frosted door to entrance hall.

### Entrance Hall
6'2 x 4'1 (1.88m x 1.24m)

Coving, picture rail, central heating radiator, storage, door to reception room.

### Reception Room One
16'9 x 11'4 (5.11m x 3.45m)

UPVC double glazed bay bow window, central heating radiator, coving, smoke alarm, dado rail, ceiling fan and light, electric fire with brick surround and wooden mantle, stairs to first floor, understairs storage, door to inner hall.

### Inner Hall
6'7 x 2'7 (2.01m x 0.79m)

Central heating radiator, doors to kitchen, dining room, reception room two and bathroom.

### Reception Room Two
9 x 8'8 (2.74m x 2.64m)

UPVC double glazed window, central heating radiator.

### Office /Study
12'8 x 11'7 (3.86m x 3.53m)

Central heating radiator, UPVC double glazed door to rear.

### Bathroom
6'2 x 5'7 (1.88m x 1.70m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal washbasin with traditional taps, panelled bath with traditional taps and direct feed overhead shower, tiled elevations, tiled flooring.

### Kitchen
10'3 x 8'4 (3.12m x 2.54m)

UPVC double glazed window, central heating radiator, panelled wall and base units with granite effect surfaces, stainless steel one and half sink and drainer with mixer tap, four ring gas burner hob, Bosch oven, extractor fan, space for fridge freezer, plumbing for washing machine, Valiant boiler, tiled splashbacks, UPVC frosted leaded door to rear.

## First Floor

### Landing
12'3 x 6'4 (3.73m x 1.93m)

Smoke alarm, doors to three bedrooms and shower room.

### Bedroom One
15'8 x 10'2 (4.78m x 3.10m)

UPVC double glazed window, central heating radiator, spotlights eaves.

### Bedroom Two
12'7 x 9'10 (3.84m x 3.00m)

UPVC double glazed window, central heating radiator, spotlights.

### Bedroom Three
9 x 8'11 (2.74m x 2.72m)

UPVC double glazed window, central heating radiator, spotlights.

### Shower Room
6'8 x 6'7 (2.03m x 2.01m)

Chrome heated shower rail, dual flush WC, vanity top wash basin with mixer tap, electric shower, spotlights, extractor fan, PVC elevations, lino flooring.

## External

### Rear
Enclosed, stone flagging and slate chippings.

### Front
Block pathway, laid to lawn garden, hedge, mature shrubbery.



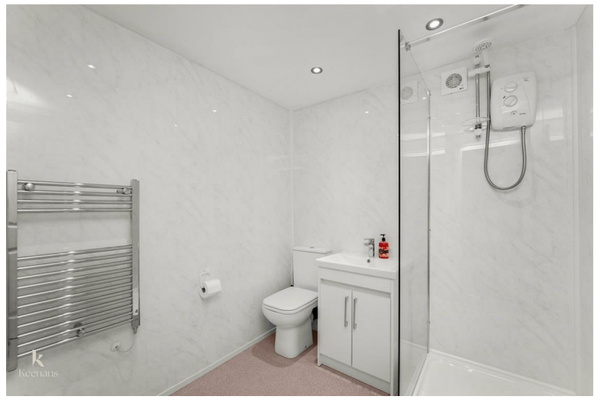


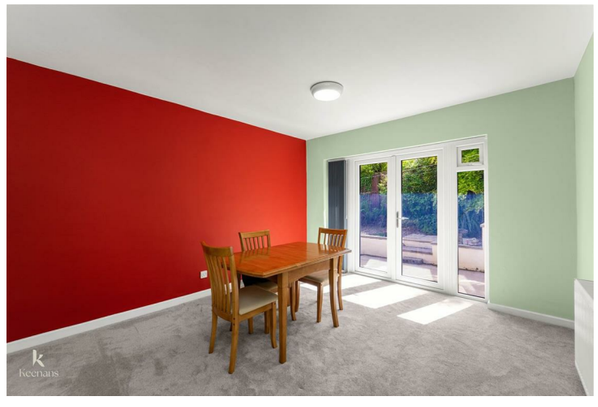












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