





*** NO UPWARD CHAIN *** The detached four-bedroom bungalow, situated in the desirable village of Egginton, offers a fantastic opportunity for modernisation. The property sits on a generously sized plot, featuring a charming front garden with a stone wall, a single tandem driveway leading to a garage, and an extensive rear garden. With UPVC double glazing throughout and a fully fitted kitchen, the home comprises four double bedrooms, a spacious lounge, a dining area, and a family bathroom. Ideal for those seeking a project, this property presents great potential in a sought-after location.



Accommodation

The bungalow is accessed via a front entrance porch and a practical boot room. The main reception room is spacious, measuring 17'2" x 13'5", and features a bow window to the front elevation, a stone fireplace with a gas fire, and a window to the side aspect, allowing plenty of natural light. The dining area is accessed via an opening from the lounge and includes a window to the side elevation.

The kitchen is fitted with a range of maple fronted base and wall units, granite worktops, and a selection of integrated appliances, including a double oven, hob, fridge freezer, and dishwasher. There is a UPVC double glazed window to the side elevation and access to the side of the property via a door.

The four double bedrooms are well proportioned, with the master bedroom featuring French doors that open onto the rear garden. Two of the bedrooms include built-in wardrobes, and all bedrooms benefit from UPVC double glazing. The family bathroom comprises a blue suite with a panelled bath, thermostatically controlled shower over, pedestal wash basin, and a low-level WC.

Outside

To the front of the property is a garden with mature planting and a lawned area, bordered by a stone wall. The single tandem driveway leads to an attached garage, providing ample parking. The rear garden is expansive, featuring a stone slabbed patio, lawn, and mature planting. The property backs onto allotments, offering a peaceful and private outdoor



space, with a greenhouse, shed, and external power and water supply available.













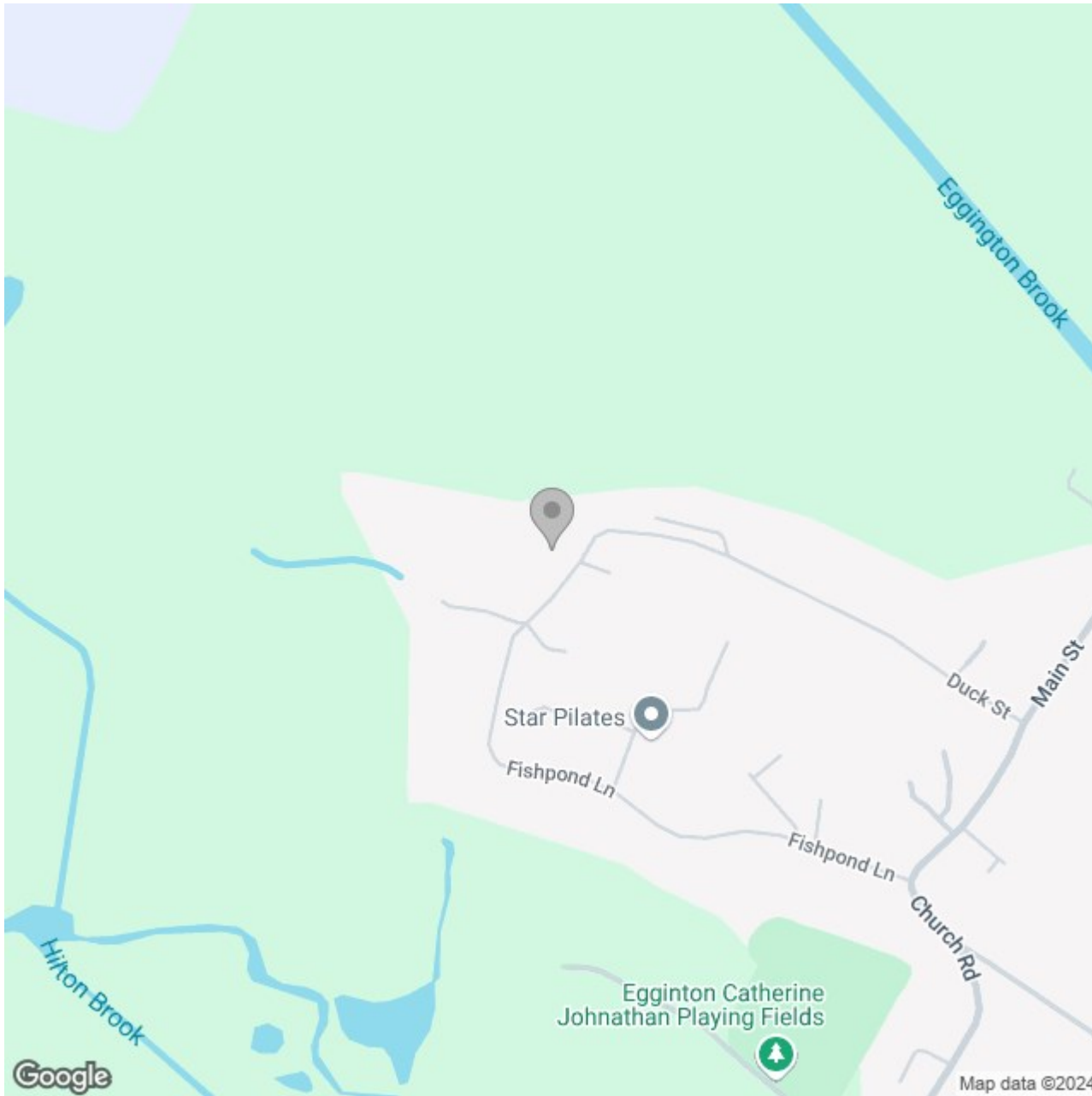
Approximate total area⁽¹⁾
98.86 m²
1064.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	