

Harlsey Grove,



£299,950

IH INGLEBY HOMES





Tucked away into a quiet corner of this peaceful cul-de-sac, within the highly desirable area of Hartburn, just a stroll in to the village - this surprisingly spacious, and especially impressive bungalow packs plenty of quality.

Close to excellent amenities this attractive property enjoys a lengthy, gated front drive, and wonderful wrap-around side and rear gardens, the rear being laid mainly to a well-tended lawn with mature green borders, and large timber shed, the side patio adjoins the 'French' doors from the lounge, bringing a large patio surrounded by established planting and green borders, south facing - the external aspects are a real feature.

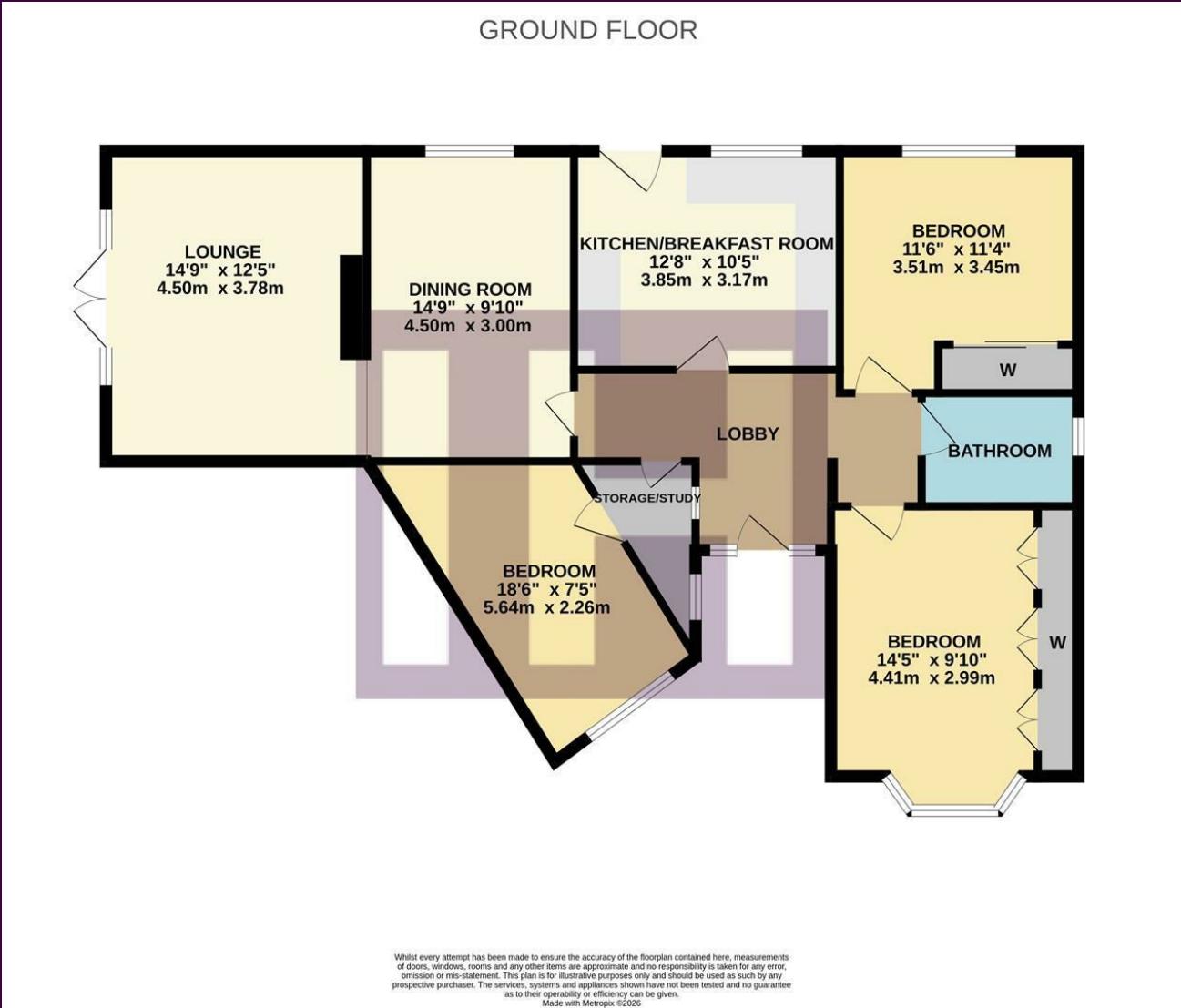
Internally the space and finish will not disappoint, welcomed by the extended lobby, you find three bedrooms, two with fitted robes, the third provided by a professional garage conversion and offers versatile use to suit a new owner, being accessed through a small study/storage area.

Continuing, you find the impressive family bathroom which has undergone a full refit, a modern refitted kitchen boasting a range of appliances, and the large lounge/dining room.

Available with no forward chain - early viewing is strongly advised.



The Layout



Council Tax Band: C
Tenure: Freehold

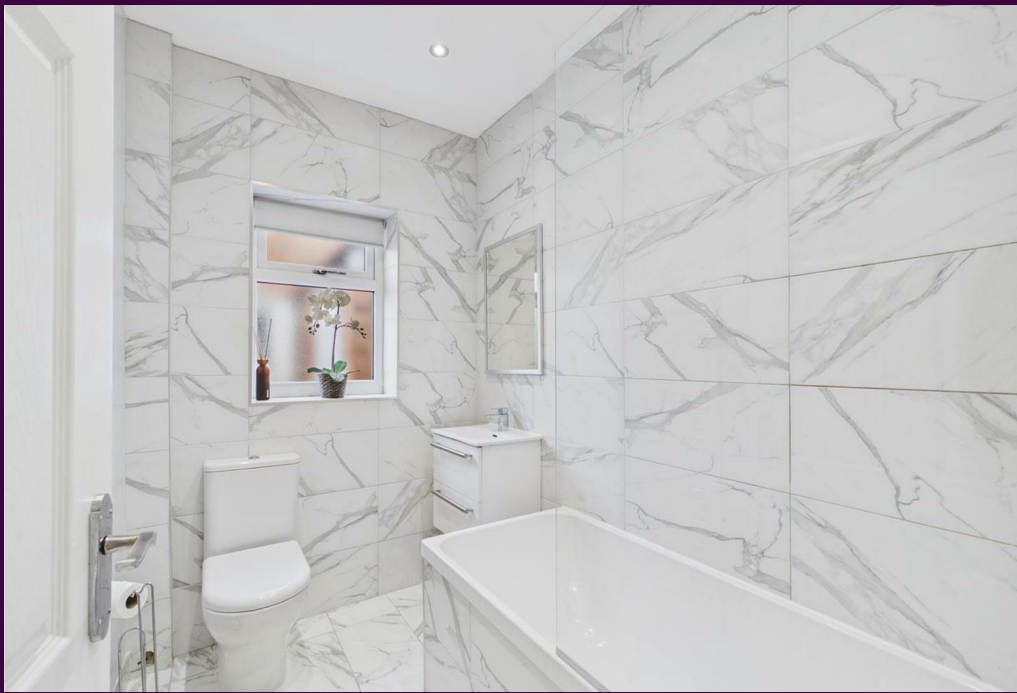
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) A		
(69-80) C			(69-80) B		
(55-68) D			(55-68) C		
(39-54) E			(39-54) D		
(21-38) F			(21-38) E		
(1-20) G			(1-20) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location





- A 'Tadris' like, three bedroom bungalow - much larger than expected
- Sought-after 'Hartburn' location, peaceful cul-de-sac position
- Significantly improved and impressive throughout
- Generous lounge with stunning fireplace, and 'French' doors to 'courtyard' style patio
- Adjoining dining room, separate impressive fitted kitchen with integrated appliances
- Two bedrooms with fitted robes, separate stylish refitted bathroom
- Wrap around side and rear gardens provide lawn and patios, established greenery and planting
- Packing plenty of quality - viewing essential



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