

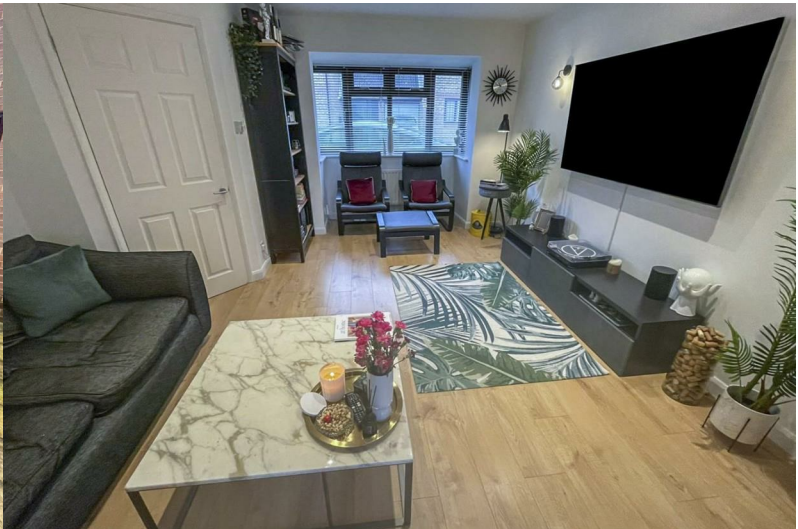


Impson Way

Mundford, IP26

Price £250,000

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Description

Guide Price £250,000- £260,000. Situated in a cul-de-sac position within the highly desirable village of Mundford, this attractive detached house on Impson Way is offered with NO ONWARD CHAIN! The property boasts three well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, including a spacious lounge and a separate dining room besides the kitchen, perfect for entertaining guests or enjoying family meals. The ground floor also features a practical W.C., enhancing the functionality of the living space. Upstairs, you will find the three bedrooms, with an en-suite shower room to the master, as well as the family bathroom, providing ample facilities for both residents and visitors.

The property benefits from gas-fired central heating, ensuring warmth and comfort throughout the year. Outside, the enclosed rear garden is a delightful retreat, featuring a patio area and a lawn, ideal for outdoor activities or simply relaxing in the sun. A timber shed offers additional storage for gardening tools or outdoor equipment.

For those with vehicles, the property includes a garage with an up-and-over front door, power and light connected, and a pitched roof for extra storage. There is also a personal door opening to the rear garden. In front of the garage, a driveway provides parking for multiple vehicles, a rare find in many homes.

With no onward chain, this delightful home is ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or looking to downsize, this property in Mundford presents an excellent opportunity to enjoy a peaceful village lifestyle while remaining well-connected to nearby amenities.

An internal viewing is now available. Contact Molyneux Estate Agents to arrange.
01842 818282

Measurements

Entrance Hall

Cloakroom

Lounge - 13' 7" x 13' 1" max

Dining Room - 10' 2" x 8' 3"

Kitchen - 10' 1" x 8'

Stairs to first floor landing

Bedroom 1 - 10' 4" x 9' 9"

En-Suite

Bedroom 2 - 9' 9" x 9' 5"

Bedroom 3 - 6' 6" x 6' 3" plus door recess

Bathroom - 6' 6" x 6' 2"

Garage - 16' 8" x 8' 11"

Council Tax band - C

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Tel: 01842 818282

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these

checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

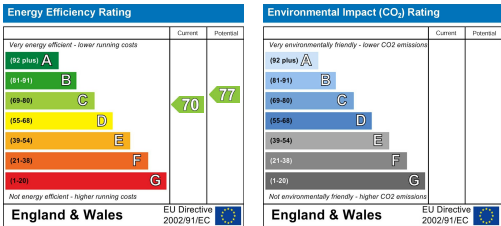




This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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.