



# Church Lane

, IP26

Offers over £200,000

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, Mundford, IP26

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## Description

Nestled in the sought after village of Mundford, this charming detached cottage offers a unique opportunity for those seeking a project to make their own. Previously two separate cottages, this property has been thoughtfully combined into one, providing a spacious layout that includes three reception rooms, to include a generous dining room, plus the kitchen which has been updated. The first floor boasts three well-proportioned bedrooms and a large family bathroom, making it ideal for families or those looking for extra space.

The exterior of the property features a carport to the side and a substantial rear garden, predominantly laid to lawn, perfect for outdoor activities or simply enjoying the surroundings. The location is highly sought after, offering a peaceful village atmosphere while still being conveniently close to local amenities.

This property is being sold with no onward chain, allowing for a smooth transition for the new owner. However, it is important to note that some renovation work is required, including a new roof, for which the current owner has received a quote of £16,000, as well as re-rendering. The property is equipped with an oil-fired central heating system, ensuring warmth and comfort throughout the colder months.

This is a fantastic opportunity for buyers looking to invest in a property with potential in a picturesque village setting. With a little vision and effort, this cottage can be transformed into a beautiful family home.

## Measurements

Kitchen - 13' 9" x 9' 11" plus door recess

Lounge - 14' 3" x 11' 4" max plus French doors to Lean To

Dining Room - 14' 7" x 11' 5" max

Sitting Room - 10' 7" x 9' 8" plus door recess

Stairs to first floor landing

Bedroom 1 - 15' 1" x 11' 2" max

Bedroom 2 - 12' 11" plus built in wardrobes x 11' 5" max

Bedroom 3 - 11' 3" max x 10' 5"

Bathroom - 13' 10" max x 10' 2" max plus built in cupboard

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.

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.

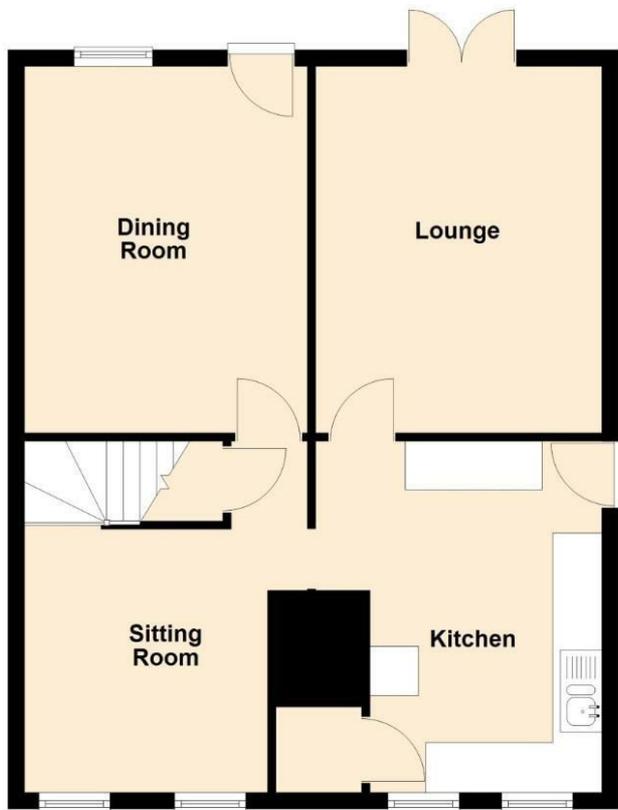
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

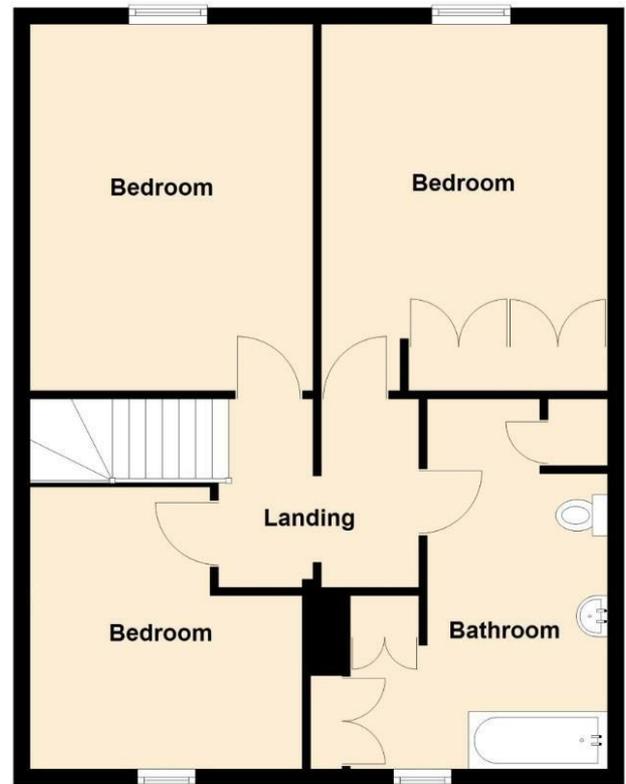




**Ground Floor**



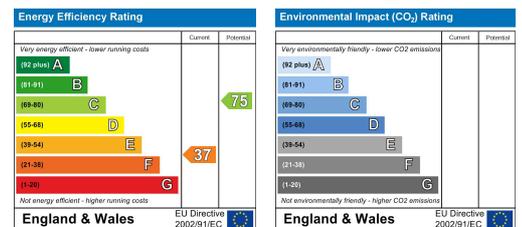
**First Floor**



**1 Church Lane, Mundford**

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.