



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## MONTROSE GARDENS, GREAT HOLLAND, CO13 0JE

PRICE £550,000

An exclusive collection of four beautifully crafted detached bungalows, offering a choice of two and three-bedroom layouts in the charming village of Great Holland. With High Spec finish throughout, the properties are complete with LVT flooring & Carpets included and integrated kitchen appliances. Externally Energy-efficient living is built in, with solar panels included as standard. These homes combine modern convenience with countryside tranquillity – ideal for downsizers, or anyone seeking single-storey luxury.

- Three Bedroom Detached Bungalow
- En-Suite to Primary Bedroom
- High Spec finish
- Solar Panels
- Garage with Electric Door
- Landscaped Garden
- Cul-De-Sac location
- EPC TBC



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### KITCHEN/DINING/LIVING

30'0" x 17'0" (9.14m x 5.18m )

### UTILITY ROOM

10'5" x 7'0" (3.18m x 2.13m )

### BEDROOM

12'3" x 11'9" (3.73m x 3.58m )

### ENSUITE

9'6" x 3'2" (2.90m x 0.97m )

### BEDROOM

12'0" x 12'0" (3.66m x 3.66m )

### BEDROOM

12'0" x 8'0" (3.66m x 2.44m )

### BATHROOM

8'4" x 6'3" (2.54m x 1.91m )

### GARDEN

### REAR ASPECT

### FRONT ASPECT

### GARAGE

### MATERIAL INFO

Council Tax Band: TBC

Heating: Air Source Heat Pump

Services:

Mains electricity - Yes

Mains gas - No

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Superfast Fibre

Mobile Coverage:

O2 - Likely

EE - None

Three - None

Vodafone - Likely

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: Estate charge will apply (TBC)

Seller's Position: No onward chain

Garden Facing: South

Non-Standard Features to note: N/A

### AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### ANTI MONEY LAUNDERING

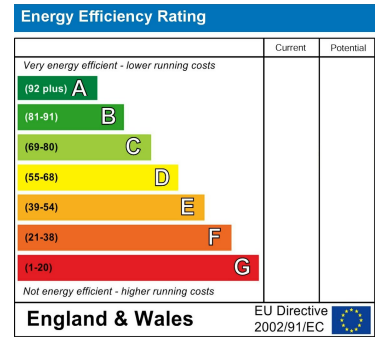
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

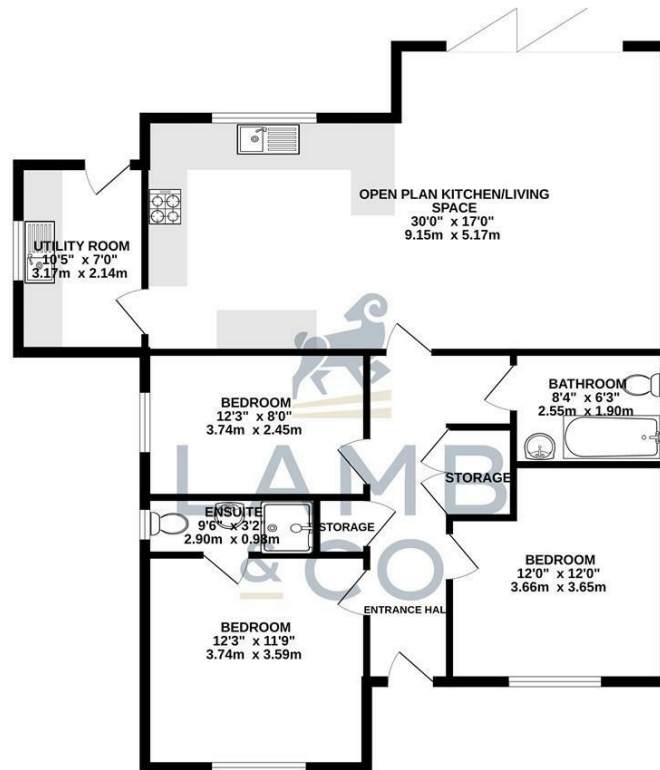
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1091 sq ft (101.4 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with Metropix 02025

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.