

# HAWTHORN

TWO-BEDROOM DETACHED BUNGALOW

DALBY  
GATE  
LE12



This delightful detached two-bedroom bungalow combines comfort and convenience in a well-designed single-storey layout.

Step into the welcoming entrance lobby, complete with built-in storage and a modern shower room. Both bedrooms are thoughtfully positioned to offer privacy and ease of access. At the heart of the home, the open-plan kitchen, dining, and lounge area creates a bright and sociable space, seamlessly extending into the enclosed rear garden through elegant bi-fold doors.

A private driveway provides off-road parking for two vehicles, adding to the property's practicality and appeal.

## Gross internal floor area 70m<sup>2</sup>

Any measurements quoted are approximate and must be checked on site and against the layout which may vary due to unforeseen circumstances. Floor plans may be mirror handed. These details have been produced for illustrative purposes only and does not form any part of a contract or constitute an offer. Actual specification may vary from that shown in floor plan.

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## Floor plan

DALBY  
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Not to scale

## Key dimensions

Room	Dimensions	
Kitchen dining	4448mm x 2790mm	14ft 7in x 9ft 2in
Lounge	4092mm x 3612mm	13ft 5in x 11ft 10in
Bedroom 1	5030mm x 2790mm	16ft 6in x 9ft 2in
Bedroom 2	3902mm x 2898mm	12ft 9.5in x 9ft 6in

## Specifications

### Kitchen and utility

- Fully fitted Wren kitchen
- Quartz worktop
- Integrated white goods
- Cooker hood.

### Bathroom, ensuite and cloakroom

- Porcelanosa white bathroom suite
- Porcelanosa wall tiles around shower
- Ladder style radiator
- Lighted mirror in shower room.

### Windows, doors and walls

- UPVC windows and doors
- Oak internal doors with black ironmongery
- Bi-fold doors
- White emulsion walls and white gloss woodwork.

### Lighting, heating and electrical

- Gas fired combi boiler with smart heating controls
- Recessed spot lights in selected rooms
- EV charging point
- Intruder alarm
- External light with motion detector
- Smoke and CO2 alarms.

### Flooring

- Luxury vinyl tile flooring in kitchen and shower room
- Carpet to remaining areas.

### External

- Turf to rear and front gardens
- Slabbed patio
- Outdoor tap
- Timber fencing.

