



12 Lamborough Crescent, Clarboston Road

£359,950 Freehold

Detached Bungalow, Generously Size Plot • 3 Double Bedrooms, Lounge Dining Room, Kitchen Utility & Wc • Immaculate, Modern Accommodation Throughout • Large Driveway & Detached Double Garage With Loft Storage • Beautiful Landscaped Gardens • Ideal Family / Forever Home





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Porch
5' 2" x 3' 9" (1.58m x 1.14m)

Hallway

Lounge Dining Room
22' 10" x 16' 7" (6.96m x 5.05m)

Kitchen
12' 8" x 8' 10" (3.85m x 2.69m)

Utility Room
6' 6" x 5' 10" (1.97m x 1.78m)

Wc
6' 5" x 2' 10" (1.96m x 0.87m)

Bedroom 1
11' 6" x 11' 1" (3.50m x 3.38m)

Bedroom 2
11' 1" x 9' 10" (3.37m x 2.99m)

Bedroom 3
13' 6" x 8' 1" (4.12m x 2.47m)

Bathroom
7' 9" x 7' 7" (2.35m x 2.30m)

ge
21' 5" x 15' 11" (6.49m x 5.53m)
room above.



Note: Boundary for illustration purposes



Porch
5' 2" x 3' 9" (1.58m x 1.14m)

Hallway

Lounge Dining Room
22' 10" x 16' 7" (6.96m x 5.05m)

Kitchen
12' 8" x 8' 10" (3.85m x 2.69m)

Utility Room
6' 6" x 5' 10" (1.97m x 1.78m)

Wc
6' 5" x 2' 10" (1.96m x 0.87m)

Bedroom 1
11' 6" x 11' 1" (3.50m x 3.38m)

Bedroom 2
11' 1" x 9' 10" (3.37m x 2.99m)

Bedroom 3
13' 6" x 8' 1" (4.12m x 2.47m)

Bathroom
7' 9" x 7' 7" (2.35m x 2.30m)

Downstairs
22' 10" x 16' 7" (6.96m x 5.05m)
Lounge Dining Room above.





Porch
5' 2" x 3' 9" (1.58m x 1.14m)

Hallway

Lounge Dining Room
22' 10" x 16' 7" (6.96m x 5.05m)

Kitchen
12' 8" x 8' 10" (3.85m x 2.69m)

Utility Room
6' 6" x 5' 10" (1.97m x 1.78m)

Wc
6' 5" x 2' 10" (1.96m x 0.87m)

Bedroom 1
11' 6" x 11' 1" (3.50m x 3.38m)

Bedroom 2
11' 1" x 9' 10" (3.37m x 2.99m)

Bedroom 3
13' 6" x 8' 1" (4.12m x 2.47m)

Bathroom
7' 9" x 7' 7" (2.35m x 2.30m)

Double Living Room
20' 0" x 11' 0" (6.19m x 5.53m)
Larger than room above.



Note: Boundary for illustration purposes



GARDEN



blackbear

