



South Lodge, 46 Well Close  
Leigh, TN11 8RQ

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Independent Estate Agents



# South Lodge, 46 Well Close Leigh, TN11 8RQ

## Offers in Excess of £995,000

**Cul-de-Sac location \* Spacious family accommodation \* Detached double garage with remote doors \* Drawing room, dining room and family room \* Kitchen and utility room \* Two en-suites, family bathroom and cloakroom \* Central Village Location \* EPC Rating D**

### **Entrance**

Access is via solid wood entrance door, leading to entrance porch:

### **Entrance Porch**

Roll top radiator, double glazed leaded light window to side, polished walnut flooring and door leading to entrance hall.

### **Entrance Hall**

Inset halogen spot lights, radiator and twin doors to drawing room. Door to study and downstairs cloakroom. Arch to kitchen/breakfast room.

### **Drawing Room**

Two double glazed leaded light windows to side and rear, laid to carpet, fire place with inset gas living flame fire, double glazed french doors leading onto rear garden and two designer vertical radiators.

### **Kitchen/Breakfast Room**

Double glazed window to front, double glazed leaded light doors to rear, one and half bowl stainless steel sink and drainer set within a granite work surface further range of matching hand painted base and wall units with matching island, built in electric oven and microwave, inset five ring induction hob with stainless steel extractor hood over, integrated dishwasher, polished walnut flooring, inset halogen spot lights, roll top radiator and two vertical designer radiators, door to utility room, twin doors to dining room and door to family room.

### **Dining Room**

Double glazed French doors to rear, double glazed window to side and two designer vertical radiators.

### **Family Room**

Double glazed window to side and two designer vertical radiators.

### **Utility room**

Integrated fridge freezer, stainless steel sink set within granite work top with matching units under, polished walnut flooring and double glazed french doors to rear.

### **Downstairs Cloakroom**

Frosted double glazed leaded light window to front, polished Walnut flooring, ceramic wall tiling, low level W/C and hand wash basin set within a vanity unit and splash back tiling, heated towel rail and extractor fan,





### Study

Dual aspect double glazed lead light windows to front and side, polished Walnut flooring and radiator.

### First Floor Landing

Accessed via a dog leg staircase, inset halogen spot lights, double glazed leaded light windows to front and side, doors leading to bedrooms and family bathroom, access to loft space and radiator.

### Master Bedroom

Double glazed leaded light window to front and side, inset halogen spotlights archway leading to dressing room/ bedroom 5, door to en-suite and roll top radiator vaulted ceiling with led up lighting.

### Dressing Room /Bedroom 5

Double glazed leaded light window to rear.

### En-suite

Double glazed window to front, under floor heating, double shower cubicle with digital shower with waterfall shower head and hand piece, his and hers sinks set within granite worktops with cupboards under, low level w/c, wood flooring, vaulted ceiling, inset LED spot lights and up lighting. Extractor fan.

### Bedroom 2

Double glazed leaded light window to front, a selection of built in wardrobes, inset halogen spot lights, door to en-suite and roll top radiator.

### En-suite

Double glazed frosted window, his and hers sinks set within vanity unit, corner shower cubicle with waterfall shower head, extractor fan, chrome heated towel rail, fitted wall mirror, inset halogen spot lights and ceramic wall tiling.

### Bedroom 3

Double glazed leaded light windows to front and side, roll top radiator.

### Bedroom 4

Double glazed leaded light window to front and radiator.

### Family Bathroom

Double glazed frosted window to rear, panelled bath with shower over, low level w/c with concealed cistern, hand wash basin set within vanity unit, wall mounted wall mirrors, extractor fan, ceramic wall tiling and two chrome heated towel rail.

### Outside

#### Double Garage

Power lighting and two remote up and over doors.

#### Rear Garden

Mainly laid to lawn, with stone pathway adjacent to the property and a large raised decked patio area. To the side of the property is an enclosed court yard laid to shingle with pedestrian access. The garden southerly facing.





## South Lodge

House-Gross Internal Area : 200.11 sqm (2154.90 Sq Feet)  
 Garage-Gross Internal Area: 34.2 sqm (368 Sq Feet)

