



Lealands, Conksbury Lane

Youlgrave, DE45 1WR

GUIDE PRICE £325K TO £350K

Characterful detached two double bedroomed bungalow in the popular village of Youlgrave. Delightful walled garden, off road parking and garage. Lovely open countryside aspect to the front. VACANT POSSESSION.

The charming property briefly comprises:

UPVC front door with decorative glass panels opens to reception hallway which has an original Minton style tiled floor. Door off to the dining room which has a feature bay window and quarry tiled floor. Further door to the dining kitchen with range of base units and a traditional pantry with original stone slab shelf.

The sitting room has a feature bay window with lovely open countryside views and a stone fireplace with marble



- DETACHED PERIOD BUNGALOW
- ORIGINAL FEATURES
- DRIVEWAY AND GARAGE
- VACANT POSSESSION

- TWO DOUBLE BEDROOMS
- LOVELY OPEN COUNTRYSIDE ASPECT TO THE FRONT
- GAS CENTRAL HEATING

- DELIGHTFUL WALLED GARDENS
- POPULAR VILLAGE
- IN NEED OF COSMETIC UPGRADE



inset and gas fire.

Two rear aspect double bedrooms and a family bathroom with an original cast iron bath.

Loft hatch in the entrance hallway giving access to the loft space which has a dormer window.

There is a side entrance porch off the kitchen with a traditional coal place. To the rear of the property is a lean to style utility/boot room with original sink and drainer. Stable style door to the rear garden.

Pretty, traditional gardens with drystone walling and original railings and gate. Well established flower borders and fruit trees with room for a vegetable plot. Driveway to the side and single garage with up and over door.

VACANT POSSESSION

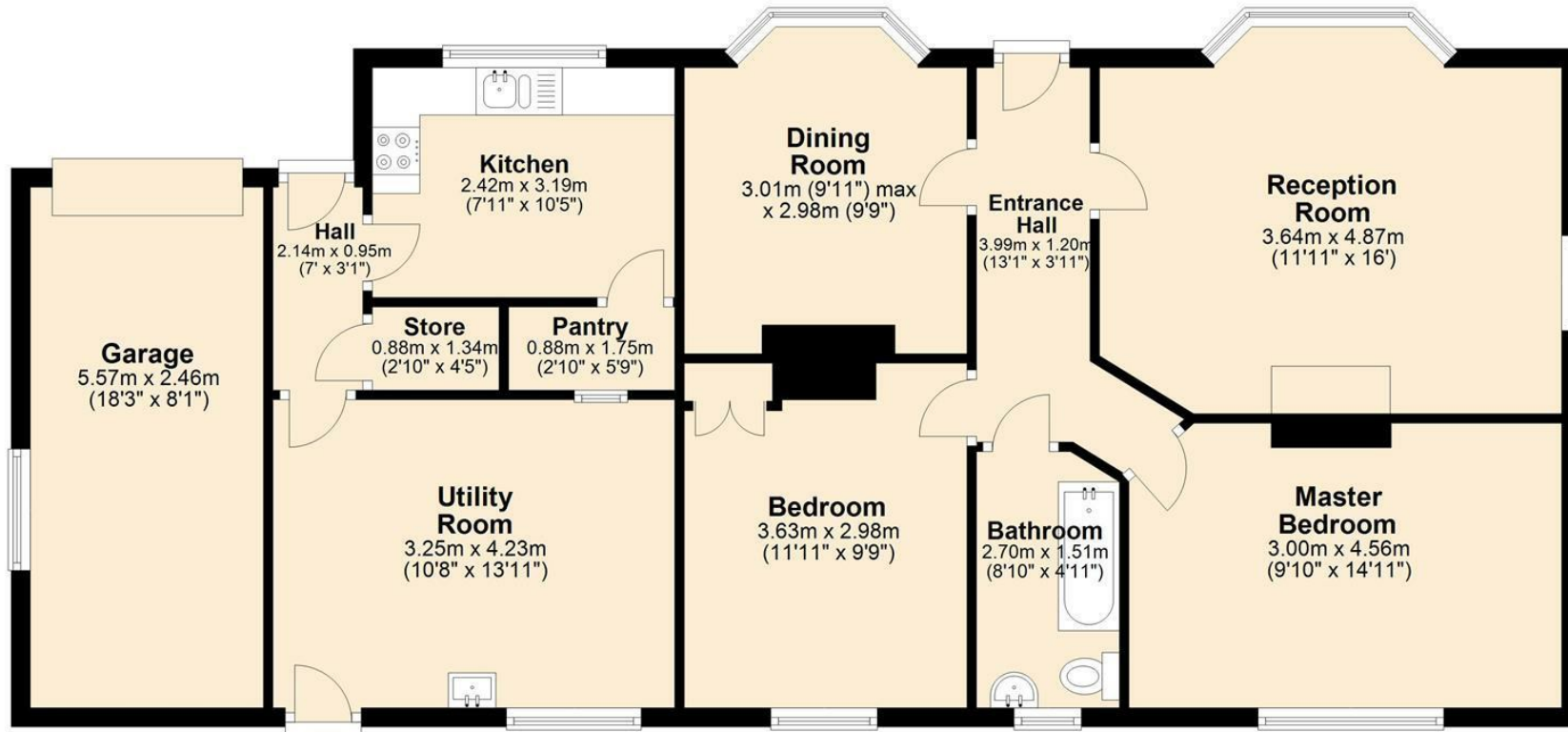






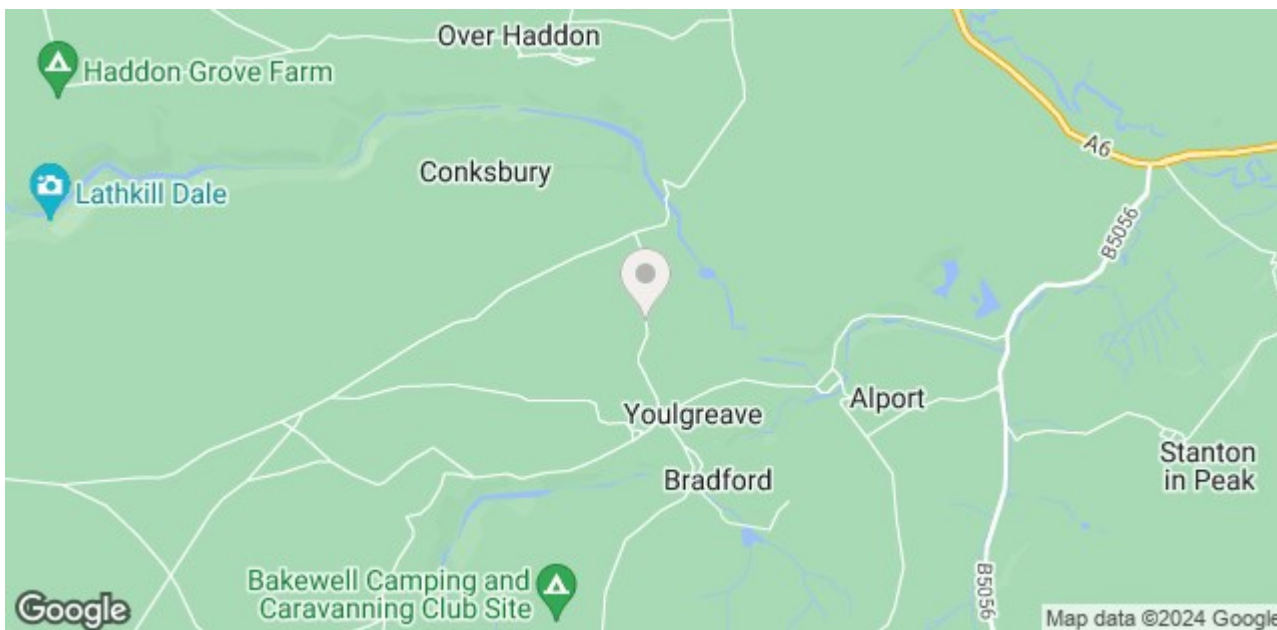
Ground Floor

Approx. 104.8 sq. metres (1127.8 sq. feet)



Total area: approx. 104.8 sq. metres (1127.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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