



Austrey Lane  
Newton Regis  
£400,000

\*\*\* EXCELLENT CORNER PLOT - EXTENDED FAMILY HOME - POPULAR VILLAGE LOCATION \*\*\*. For sale with MARK WEBSTER estate agents is this spacious property briefly comprising: Kitchen/diner, lounge, study, guest WC, four bedrooms, bathroom & ensuite, rear garden and a rear driveway. Viewing is essential.



## ENTRANCE HALL

Having a double panelled radiator, stairs leading off to the first floor landing and doors to...

## GUEST WC

5' 10" x 3' 2" (1.78m x 0.97m)

Pedestal wash basin and a low level WC.

## STUDY

11' 3" x 12' 3" maximum (3.43m x 3.73m)

(8' 7" minimum width) Double glazed window to front aspect, double panelled radiator and an opening to...

## LOUNGE

10' 0" x 18' 8" (3.05m x 5.69m)

Two double glazed windows to rear aspect, double panelled radiator space for an electric fire and open plan through to...

## KITCHEN/DINER

20' 6" x 9' 5" (6.25m x 2.87m)

Double glazed window to front aspect, double panelled radiator, a range of base and eye level kitchen units, square edge wooden work surfaces, Belfast style ceramic sink, space for an electric double oven, gas hob, space for an American style fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar area and bi-folding doors giving access to the rear garden.

## FIRST FLOOR LANDING

Door to a useful airing cupboard and further doors to...

## BEDROOM ONE

15' 0" x 9' 6" (4.57m x 2.9m)

Double glazed window to front aspect, single panelled radiator and a door to...

## ENSUITE

5' 2" x 9' 6" (1.57m x 2.9m)

Opaque double glazed window to rear aspect, vinyl flooring, heated towel rail, tiling to splash back areas, pedestal wash basin, low level WC and a corner shower enclosure with mixer style shower over.

## BEDROOM TWO

12' 9" x 12' 7" maximum (3.89m x 3.84m)

Double glazed window to front aspect, single panelled radiator and access to roof space.



### BEDROOM THREE

8' 7" x 12' 6" maximum (2.62m x 3.81m)

Double glazed window to rear aspect and a single panelled radiator.

### BEDROOM FOUR

7' 9" x 8' 7" (2.36m x 2.62m)

Double glazed window to front aspect and a single panelled radiator.

### BATHROOM

5' 5" x 7' 8" (1.65m x 2.34m)

Opaque double glazed window to rear aspect, vinyl flooring, heated towel rail, tiling to splash back areas, pedestal wash basin, low level WC and a panelled bath with mixer style shower over.

### TO THE EXTERIOR

The property stands on a good sized corner plot with steps leading up to the front garden which is mainly laid to lawn with a block paved path to the entrance door. The enclosed rear garden has a block paved patio area and a good sized lawn with double gates giving access to the rear driveway.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

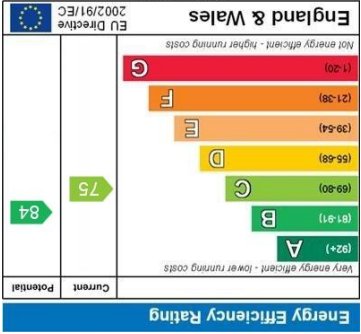
**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.





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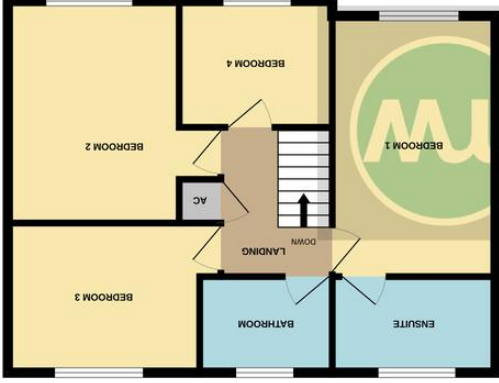
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GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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 as to their operability or efficiency can be given.  
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