



**Lavenham House, Low Hall Road,
Eastlound, DN9 2LU**

- This exquisite 4/5 bedroom detached house is a true credit to its owners & offers an outstanding standard of living throughout. Presented in immaculate condition the property boasts high-quality fixtures & fittings. Briefly comprising reception hallway, generous living/dining kitchen, living room, office, cloakroom & utility/boot room. First-floor bedroom with en-suite & dressing room, 3 further spacious bedrooms & a beautifully finished family bathroom. A large double garage & a gravelled driveway with double wooden gates provide ample off-road parking for multiple vehicles. The property sits on a good size plot surrounded by a wooden fence boundary. To the rear a large patio area & flower borders & mature shrubs, offering a tranquil retreat. This fantastic home offers a wonderful balance of spacious living, modern comforts & a peaceful outdoor retreat. Early viewing is essential to fully appreciate all that this property has to offer. •
- 4 Bedroom detached house - True credit to its current owners - Quality fixtures and fittings throughout - Positioned on a good size plot - Reception hallway / living-dining kitchen - Living room, / Office / WC / Utility - 4 bedrooms / Ensuite / Dressing room / Bathroom •

Offers in the region of £650,000

Now Reduced To: £599,950

FRONT ENTRANCE Brick pillared canopied stone porch with oak door and glass side screen leading into: -

RECEPTION HALL Front facing window. Vaulted ceiling with Velux window. Staircase to first floor landing. Tiled floor and radiator. Glass panelled door leading into: -



LIVING DINING KITCHEN 38' 2" x 26' 2" (11.638m x 7.982m) Front facing window and rear windows with glass door with panels overlooking patio and garden. A range of fitted base units with drawers. Worktop incorporating a one and half bowl single drainer sink with mixer taps. Halogen hob and built in oven with separate grill. Integral dishwasher and fridge. Breakfast bar. Tiled floor. Two television points. Ceiling spotlights. Radiators in dining area with feature ceiling. Double patio doors.



LIVING ROOM 18' 7" x 17' 4" (5.681m x 5.284m) Front facing windows. Central log burner on black tiled hearth. Television point. Ceiling spotlights. Radiators.



INNER LOBBY Rear facing entrance door to the utility room. Tiled floor. Radiator.

UTILITY ROOM / BOOT ROOM 8' 2" x 6' 9" (2.492m x 2.060m) Side entrance door to the rear garden and patio area. Rear facing window. Worktop with provisions for whitegoods. Exposed brick walls. Tiled floor.

CLOAKROOM Floating vanity sink unit and mirror. Low level WC. Fully tiled walls and floor ceiling spotlights. Heated towel rail.



UTILITY ROOM 10' 8" x 7' 11" (3.273m x 2.414m) Rear facing window. Fitted base cupboard with worktop incorporating a single bowl drainer sink with mixer taps. One wall of fitted floor to ceiling storage cupboards. Built in fridge and freezer. Ceiling spotlights.

OFFICE / POTENTIAL BEDROOM 12' 9" x 10' 0" (3.910m x 3.053m) Front facing window. One wall of floor to ceiling storage cupboards with sliding doors. Tiled floor. Ceiling spotlights. Radiator.

LANDING Velux window and light tunnel.

BEDROOM 1 16' 3" x 12' 10" (4.965m x 3.929m) Front facing window. Ceiling spotlights. Television point. Radiator.



ENS UITE 11' 9" x 6' 4" (3.591m x 1.933m) Rear facing window. Double floating vanity units with drawers. Low level WC. Walk-in double shower with screen with rain and hand shower heads. Heated towel rail. Tiled floor and walls. Additional floating vanity drawers. Ceiling spotlights.

DRESSING ROOM / BEDROOM 5 Rear facing window. Fitted drawers incorporating dressing table and matching wardrobes with sliding doors. Laminate floor. Ceiling spotlights.

BEDROOM 2 12' 11" x 9' 0" (3.951m x 2.765m) Front facing window. Radiator.



BEDROOM 3 15' 6" x 15' 5" (4.745m x 4.705m) Rear facing window overlooking garden. Fitted wardrobes with attached drawers and bedside drawers. Radiators. Television point.

BEDROOM 4 15' 10" x 14' 0" (4.830m x 4.284m) Front facing window. Television point. Radiator. Ceiling spotlights. Loft access.

BATHROOM 12' 11" x 8' 4" (3.949m x 2.565m) Rear facing window. Floating double vanity unit with drawers. Low level WC and bath. Walk-in double shower with rain shower. Tiled walls and floor. Built in storage. Ceiling spotlights. Heated towel rail.

OUTSIDE To the front of the property there is a wooden fence boundary. To the side of the property there is a gravelled driveway offering ample off-road parking with double wooden gates that leads to the rear garden giving access to a double garage at the rear of the property there is another set of wooden double gates. Buffering up to the property there is a large patio area with low brick wall features dividing the garden and patio. The lawned garden with flower borders and mature shrubs are all enclosed by a wooden fence boundary. Outside tap and lighting.



SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: F
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236