

**FOR SALE**



## **Spring Lodge Gardens, Guisborough**

**4 Bedrooms, 1 Bathroom, Detached House**

**Offers In Region Of £315,000**





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Guisborough**  
4 Bedrooms, 1 Bathroom  
Offers In Region Of £315,000

- No Onward Chain
- Quiet Cul de Sac Location
- Popular Location
- Spring Lodge Gardens
- Good Size Lounge

**FULL DESCRIPTION** Martin & Co Guisborough is proud to bring to the market this beautiful **FOUR BEDROOM DETACHED HOME**. Located in the popular and quiet cul de sac of Spring Lodge Gardens. This property is the perfect family home and is available with no onward chain. Briefly comprising of entrance hall, good size lounge, downstairs WC, open plan kitchen diner with separate utility room and patio doors leading to rear garden, driveway and garage. To the first floor there is bedroom with ensuite, family bathroom and three further bedrooms. Viewing is highly recommended call 01287 631254 to book.

**GROUND FLOOR**

**INTERNALLY**

**HALLWAY** 18' 11" x 6' 2" (5.77m x 1.88m) Composite entrance door, central heating radiator, laminate flooring, understairs storage cupboard and stairs leading to the first floor.

**LOUNGE** 14' 9" x 11' 10" (4.5m x 3.61m) To front aspect. wood burning stove with split face tile surround and oak mantle, carpet flooring, central heating radiator and uPVC window.

**KITCHEN/DINER** 10' 11" x 18' 6" (3.33m x 5.64m) To rear aspect. Range of wall, base and drawer units with light gloss fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob, electric oven, stainless steel extractor hood, space for fridge freezer, integrated dishwasher, integrated washing machine, concealed Worcester gas central heating boiler, laminate vinyl tile flooring, inset lighting, central heating radiator, uPVC window and French doors leading to rear garden.

**UTILITY ROOM** 4' 0" x 5' 6" (1.22m x 1.68m) Base





units with light gloss fascias, laminate splash backs, laminate work surfaces, plumbing for washing machine, central heating radiator, extractor fan and laminate vinyl tile flooring.

WC 4' 0" x 5' 11" (1.22m x 1.8m) Part tiled. White low level WC with push button flush, central heating radiator and laminate flooring.

#### FIRST FLOOR

LANDING With carpet flooring, central heating radiator and loft access hatch to loft space.

BEDROOM 8' 2" x 9' 3" (2.49m x 2.82m) To rear aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 11' 6" x 9' 3" (3.51m x 2.82m) To rear aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BATHROOM 6' 7" x 5' 7" (2.01m x 1.7m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with electric shower over, glazed side screen, extractor, inset lighting, vinyl flooring and central heating radiator.

BEDROOM 11' 9" x 10' 9" (3.58m x 3.28m) To front aspect. With fitted wardrobes, central heating radiator, carpet flooring, uPVC window and door leading to ensuite.

ENSUITE 6' 7" x 4' 0" (2.01m x 1.22m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, shower cubical with Mira electric shower, extractor, inset lighting, vinyl flooring and central heating radiator.

BEDROOM 7' 2" x 7' 8" (2.18m x 2.34m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

#### EXTERNALLY





**GARDENS** The front garden is pebbled for low maintenance. The fence enclosed rear garden has been laid with an artificial lawn, there are also paved patio and decked area and a variety of shrubs, bushes and plants in raised beds. Cold water external tap. There is additional space behind the garage which from extra storage and access to the side for maintenance.

**GARAGE** With up and over door, power and light.

**TARMAC DRIVEWAY** Providing parking for several cars.



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.