

**staniford**  
grays



11 Laxton Garth, Kirk Ella, HU10 7NN

£379,950









# 11 Laxton Garth

Kirk Ella, HU10 7NN

- CORNER PLOT POSITION
- EXTENDED TO REAR WITH CONSERVATORY
- OPEN PLAN LOUNGE/DAYROOM
- PRIVATE GARDENS TO REAR
- DRIVEWAY AND GARAGE
- DECEPTIVELY SPACIOUS
- MODERN KITCHEN AND BATHROOMS
- POPULAR KIRK ELLA SETTING

FAMILY HOME LOCATED ON A PRIVATE CORNER PLOT POSITION.

Offering ready to move in living with further scope for extension should this be required and being situated in the popular residential location of Laxton Garth, Kirk Ella.

The versatile arrangement of living space to the ground floor comprises; Entrance Hallway, Formal Reception Lounge open plan to a Dining Area/Sitting Room, Breakfast Kitchen, Conservatory Extension and Cloakroom W.C

To the first floor level a central landing provides access to a Four Bedrooms with Ensuite to the Master and House Bathroom also.

Externally the property enjoys a select position, servicing just 3 properties. Access is provided to a side driveway and Single Garage with private gardens enclosed throughout.

Early inspection is invited given the excellent levels of potential and family appeal and falling within the catchment area for good primary and secondary schools also.



£379,950



## GROUND FLOOR

### ENTRANCE HALLWAY

12'6" x 6'11" (3.82 x 2.11)  
Accessed via uPVC entrance door, with staircase approach to first floor level, understairs storage recess, laminate to floor coverings and access to ground floor reception spaces. (kitchen, lounge and dining area also)

### CLOAKROOM/ W.C

5'4" x 2'10" (1.63 x 0.88)  
With uPVC double glazed window to frontage, wall mounted basin, low flush w.c and laminate to floor coverings.

### KITCHEN

19'1" x 9'11" (5.83 x 3.03)  
Spanning the length of the property, with uPVC double glazed windows to the front and rear aspects, with personnel door to side also. Fitted with a range of modern wall and base units with contrasting roll edge work surfaces over. A number of integrated appliances include induction hob, one and a half bowl sink and drainer, space for dishwasher, plumbing for washing machine and large space that would accommodate an American fridge freezer. Space is available to fit breakfast table should this be required.

### RECEPTION LOUNGE

22'7" x 11'4" (6.90 x 3.46)  
(Extending to Dining Area 2.91m x 2.16m)  
A versatile reception space being fully open plan, having been opened out over the years, with bay window to the front outlook, laminate to floor coverings, suitably sized to accommodate furniture suite, with a central focal point provided via electric fire insert with hearth and mantel. Being open plan to the dedicated dining space, with uPVC double glazed window to the rear.

### CONSERVATORY

11'4" x 10'3" (3.46 x 3.14)  
With full garden views, uPVC double glazed units and access door leading to external terrace and gardens beyond. Used currently as an informal sun room / reception space.

## FIRST FLOOR

### LANDING

10'3" x 3'1" (3.14 x 0.94)  
Providing access to four generous bedrooms and cupboard housing hot water cylinder.

### PRINCIPAL BEDROOM

12'1" x 11'5" (3.70 x 3.50)  
With window to the front outlook, laminate to floor coverings, fitted wardrobes and storage. Leads to...

### SHOWER ROOM

4'10" x 7'4" (1.49 x 2.25)  
With uPVC double glazed privacy window to the rear elevation, double shower unit with wall mounted head and console, low flush w.c, inset basin.



**BEDROOM TWO** 12'0" x 12'0" (3.67 x 3.66)  
With uPVC double glazed window to front, of double bedroom proportions, with laminate to floor coverings and storage cupboard.

**BEDROOM THREE** 8'8" x 10'11" (2.65 x 3.33)  
With laminate to floor covering, uPVC double glazed window to front, of double bedroom proportions.

**BEDROOM FOUR** 8'5" x 7'4" (2.57 x 2.25)  
With uPVC double glazed window.

**HOUSE BATHROOM** 7'3" x 6'9" (2.22 x 2.07)  
With uPVC privacy window, panel bath, low flush w.c, shower with wall mounted showerhead and console, tiling to splashbacks.

**OUTSIDE**  
11 Laxton Garth benefits from a corner plot position offering excellent levels of privacy and seclusion, being one of just three properties offset from the popular residential location of Laxton Garth itself. To the immediate front boundary a low maintenance grassed area features extending around the side of the property and the corner, including mature tree and driveway in turn leading to Single Garage. Gated access is provided to the side of the property, with paved patio extending from the immediate building footprint leading to laid to lawn grass section and well stocked herbaceous borders and edging throughout, offering good levels of seclusion and privacy. External tap and light points also.

**FIXTURES AND FITTINGS**  
Various quality fixtures and fittings may be available by separate negotiation.

**SERVICES**  
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the ERYC council tax band is 'E'.

**VIEWING**  
Strictly by appointment with sole selling agents, Staniford Grays.  
Website- Stanifords.com Tel: (01482) - 631133  
E-mail: swansales@stanifords.com

**TENURE**  
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**MORTGAGE CLAUSE**  
Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS-DISCLAIMER**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."  
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

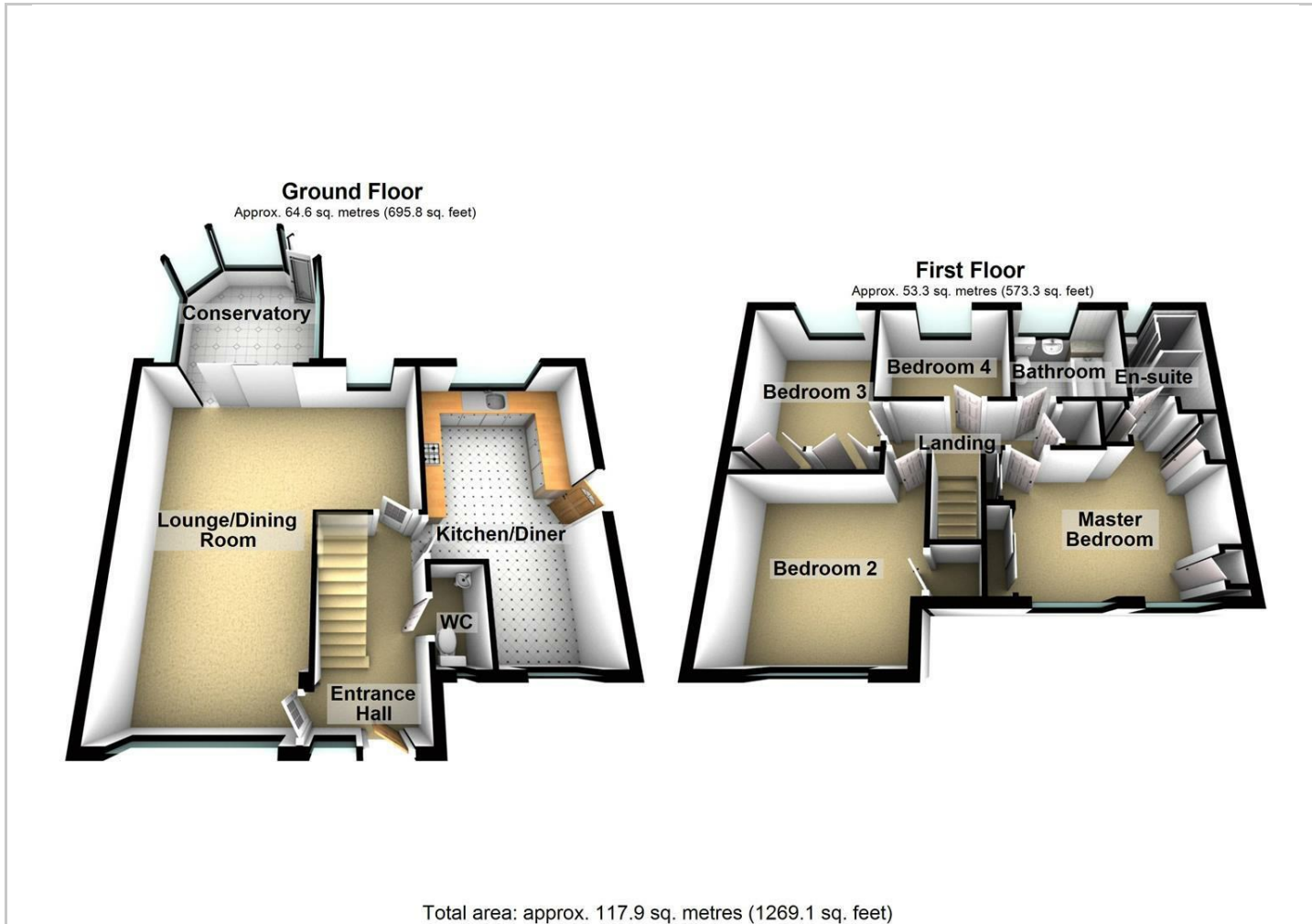
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







## Floor Plans



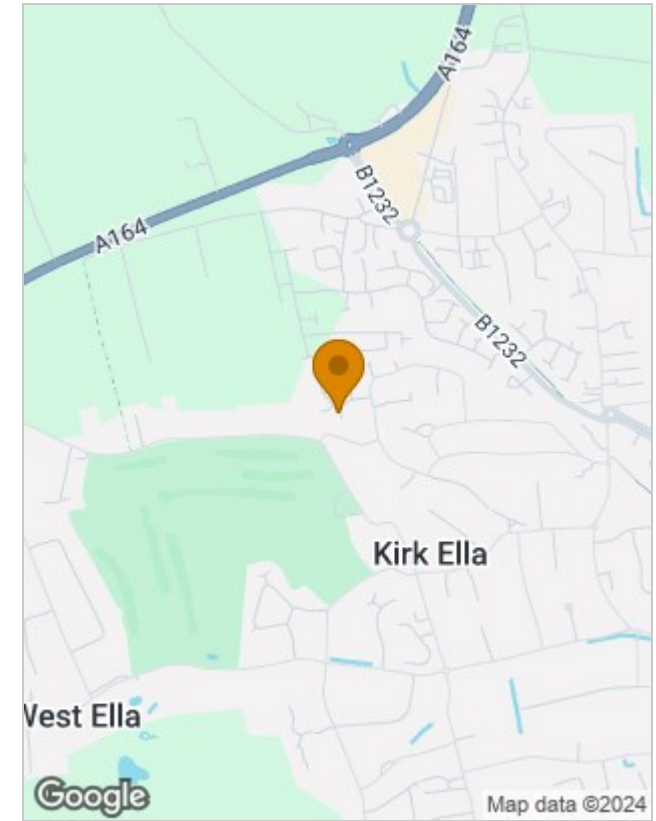
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

