



Station Road, Elmeſthorpe LE9 7SG

£475,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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Welcome to Station Road, Elmesthorpe - a charming detached family home that exudes character and warmth. This delightful property boasts four spacious double bedrooms, offering ample space for a growing family or guests. Situated in a picturesque village location, this lovely detached home provides a tranquil living environment. There is also the convenience of a FTTP fibre internet connection, ensuring you stay connected at all times. One of the standout features of this property is its beautiful mature gardens. Imagine enjoying your morning coffee surrounded by colourful blooms and lush greenery, creating a peaceful oasis right at your doorstep. Whether you're looking for a peaceful retreat or a place to create lasting memories with loved ones, this home on Station Road is sure to capture your heart. Don't miss the opportunity to make this charming property your own. EPC: D. Council tax band: E.



Enter via opaque double glazed door

Entrance hall

Stairs to first floor landing and door to

Dining room / snug

16'7 into bay x 11'9 (5.05m into bay x 3.58m)

With double glazed bay window to front and double glazed window to side, radiator, log burning stove with stone hearth, picture rail. Door to

Inner area

With useful under stairs storage cupboard, arch to kitchen and door to

Sitting room

14' x 11'8 (4.27m x 3.56m)

With double glazed window to front, period window to rear, laminate flooring, radiator

Breakfast kitchen

17' x 10'9 (5.18m x 3.28m)

An excellent range of base and wall units, roll edged work surfaces over and tiling to splash backs, recently fitted Zanussi built in double oven, inset Neff 5 ring gas hob with extractor hood, inset drainer sink with mixer tap, space for dishwasher, double glazed window and door to side, double glazed bay window, laminate flooring, doors leading through to

Utility room

9' x 4'9 (2.74m x 1.45m)

With base unit, space for washing machine and tumble dryer, double glazed window, laminate flooring, extractor, radiator and door to

Cloakroom

5'9 x 4'9 (1.75m x 1.45m)

With low level flush w.c, pedestal wash basin, opaque double glazed window, laminate flooring and radiator

Lounge

15'1 x 12'8 (4.60m x 3.86m)

Two double glazed windows, double glazed patio door to rear garden, attractive period style coving, double radiator

Conservatory

11'1 x 6'9 (3.38m x 2.06m)

Fully double glazed with double glazed door to rear garden.

Landing

With radiator and doors to

Bedroom one

13'9 x 10' to wardrobes (4.19m x 3.05m to wardrobes)

With two double glazed windows, two radiators

Bedroom two

14' x 11'9 (4.27m x 3.58m)

With double glazed window, radiator and cupboard housing foam lagged hot water cylinder

Bedroom three

11'5 x 10'3 (3.48m x 3.12m)

With double glazed window, radiator and access to part boarded loft

Bedroom four

13'3 x 8'4 (4.04m x 2.54m)

With double glazed window to side and rear, radiator

Bathroom

10' x 6'5 (3.05m x 1.96m)

With low level flush w.c, wall mounted vanity sink unit, panelled bath, walk in shower cubicle with electric shower, tiling to surrounding splash back areas, extractor fan, radiator, laminate flooring and opaque double glazed window.

Outside

Beautiful mature gardens

Gated access to Haydn Holme

Ample off road parking, potential for garage (subject to relevant planning permissions), slabbed and graveled path to front door, beautiful surrounding gardens, well matured with various plants and shrubs, decorative pond with picket fencing, gated access to both sides lead to

Rear garden

With large slabbed patio, decorative wooden retaining edges, outside, water tap and lighting, steps to the remainder of the garden which is mainly lawned, various plants, shrubs and trees, garden shed and fully enclosed.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
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5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

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GROUND FLOOR
APPROX. FLOOR
AREA 1101 SQ.FT.
(102.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 892 SQ.FT.
(82.8 SQ.M.)

HAYDN HOLME STATION ROAD ELMESTHORPE LE9 7SG REF: CGB 10032015349950
TOTAL APPROX. FLOOR AREA 1993 SQ.FT. (185.1 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Registered company name: **Picker Elliott LTD**
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