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ESTATE AGENTS

Wentworth Avenue, Elmeſthorpe LE9 7NG

£390,000

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Welcome to this exquisite property located on Wentworth Avenue in the charming village of Elmesthorpe. This stunning detached house boasts a modern and energy-efficient design, perfect for those looking for a contemporary living space.

As you step inside, you are greeted by a spacious accommodation that includes one reception room, four bedrooms, and three bathrooms, providing ample space for comfortable living. The property's layout is ideal for families or those who enjoy hosting guests.

Situated on a stunning corner plot, this home offers a private garden where you can relax and unwind in the tranquillity of your own outdoor space. Whether you're looking to enjoy a morning coffee or host a summer barbecue, this garden provides the perfect setting for outdoor living.

Don't miss the opportunity to make this beautiful property your new home. With its modern design, energy-efficient features, and spacious layout, this house on Wentworth Avenue is sure to impress even the most discerning buyer.



### Enter Via Front Door

Into

### Entrance Hallway

With carpeted flooring, central heating radiator, staircase to first floor, access to understairs storage and access to

### WC

With tiled effect flooring, central heating radiator, corner wall mounted wash basin with tiled splash back and low level button flush toilet.

### Lounge

11'9" x 20'10" (3.606 x 6.368)

With carpeted flooring, two central heating radiators and a total of four double glazed windows.

### Kitchen/Diner

11'9" x 20'10" (3.601 x 6.367)

With wood effect flooring, two central heating radiators, UPVC double glazed window to the dining area, UPVC double glazed bi folding doors leading out on to the patio, a further UPVC double glazed window to the kitchen area. The kitchen comprises of a series of gloss slab style units, seated beneath rolled edge work surface, stainless steel sink with one and a half drainer with mixer tap, stainless steel four ringed gas burning hob, matching extractor hood, elevated double electric oven, integrated dishwasher, space for fridge freezer and access to

### Utility Room

6'4" x 5'0" (1.940 x 1.547)

With stainless steel sink with drainer, with tiled splash backs, concealed wall mounted Potterton Boiler, space with plumbing for washing machine,

### Stairs to Landing

With bright galleried landing, central heating radiator, loft access and access to airing cupboard, housing the pressurised hot water cylinder, leading on to

### Master Bedroom

11'0" x 11'4" (3.359 x 3.463)

Back left bedroom, UPVC double glazed window, central heating radiator and access to

### Ensuite

with pedestal wash basin, low level button flush toilet, half tiled to toilet and sink area, walk in shower cubicle, with main shower, which is fully tiled, central heating radiator, UPVC double glazed window with frosted glass, inset spot lights to the ceiling and wall mounted extractor and shaver socket.

### Bedroom Two

9'8" x 12'0" (2.970 x 3.661)

Front right bedroom with two UPVC double glazed windows and a central heating radiator

### Bedroom Three

7'10" (to wardrobes) x 10'10" (2.398 (to wardrobes) x 3.324)

Back right bedroom, with central heating radiator, two UPVC double glazed windows and built in wardrobes

### Bedroom Four

8'6" x 9'2" (2.6 x 2.81)

Front left bedroom, central heating radiator and two UPVC double glazed windows

### Bathroom

With bath with main shower, fully tiled to the bathing area, low level button flush toilet, vanity style wash basin, with draw storage, UPVC double glazed window with frosted glass, central heating radiator, inset spot lights and extractor mounted to the ceiling

### Outside

#### To the front of the Property

Font garden is mainly laid to lawn, tarmacked drive way, easily accommodate up the four vehicles,

#### To the rear of the Property

corner shaped rear garden, patio area immediately to the rear of the house, remainder is laid to lawn with a further decked seating area to the rear of the plot, outside power points, timber fencing to all boundaries and gated access to the front

### Important Notice

There is a service charge of approximately £140 per year.

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.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the

photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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.

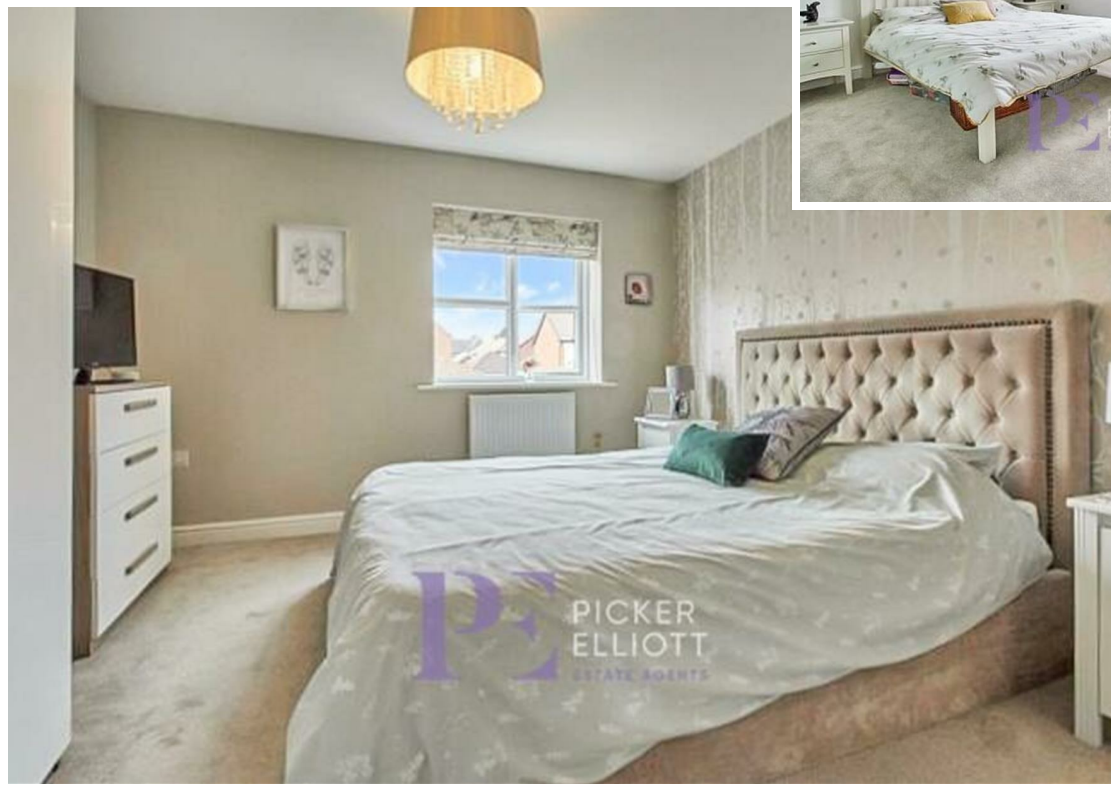
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8. All main services are understood to be connected but have not been tested by the Agents.

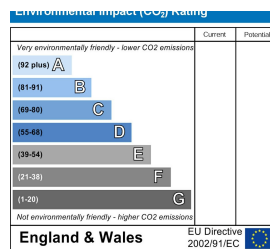
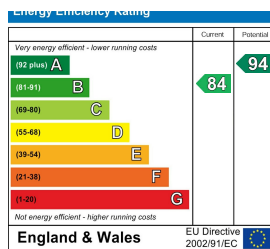
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10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.

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