

12 Bostock Close, Elmeſthorpe, LE9 7SR

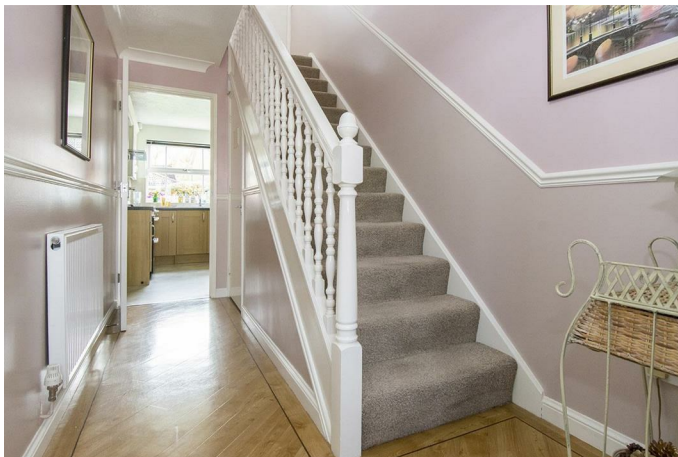


£350,000

Situated on Bostock Close in Elmeſthorpe, this stunning detached house is a true gem waiting to be discovered. Boasting three reception rooms, three bedrooms, and two bathrooms, this property offers ample space for comfortable living. As you step into the entrance hall, you are greeted with a cloakroom, leading to a bay fronted lounge, a dining room, fitted breakfast kitchen, a utility room, and a delightful conservatory. The three bedrooms, all equipped with fitted wardrobes, ensure plenty of storage space. Bedroom one even features an en-suite, while a family bathroom caters to the needs of the household. Outside, the property shines with a beautifully landscaped garden, perfect for relaxing or entertaining. With a garage and a driveway providing parking, convenience is at your doorstep. Moreover, the generous corner plot offers potential for expansion above the garage, subject to planning approval. This property is a rare find, combining comfort, style, and potential for the discerning buyer. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful setting.

Service without compromise

Entrance Hall 6' max x 3'05" x 15' (1.83m max x 1.04m x 4.57m)



Composite entrance door. Karndean flooring. Radiator. Stairs to the first floor. Under stairs storage cupboard.

Cloakroom 2'04" x 5'04" (0.71m x 1.63m)



Low flush WC. Hand wash basin. Karndean flooring. Radiator. Opaque glazed window.

Kitchen 10' x 10' (3.05m x 3.05m)



A wide range of oak fronted wall and base cabinets with complimenting work surfaces. Porcelain sink unit. Stoves range style cooker with induction hob and extractor canopy. Integral dishwasher and fridge-freezer. Breakfast bar seating for two.

Utility Room 10' x 5'5 (3.05m x 1.65m)



Fitted with a range of oak fronted base and wall cabinets. Circular stainless steel sink unit. Space and plumbing for a washing machine. Glazed door gives access to the outside.

Lounge 16'7" x 10'9" (5.05m x 3.28m)



Box bay window to the front aspect. Fireplace housing a living flame electric fire. Two radiators. Double doors open into the dining room.

Dining Room 9'8" x 10' (2.95m x 3.05m)



Sliding patio doors open into the conservatory and a door to the kitchen. Radiator.

Conservatory 9' x 9' (2.74m x 2.74m)



Upvc and dwarf wall construction with a blue tinted glass roof and set French door opening into the garden. Electric wall heater, ceramic floor tiles and electric sockets.

First floor Landing



With a window to the side aspect. Airing cupboard has a radiator. Communicating doors to the bedrooms and bathroom.

Master Bedroom 11'9" x 10'5" (3.58m x 3.18m)



A double bedroom with a window overlooking the garden, fitted with a range of bespoke Hammonds wardrobes and furniture. A door opens into the En-suite

Master Bedroom Photo Two

Master En-suite 10'5" x 3'03" (3.18m x 0.99m)



Fitted with a low flush WC, hand wash basin set into a vanity unit, generous shower enclosure with sliding doors, ceramic wall & floor tiles and an obscure glazed window.

En-suite Photo Two



Bedroom Two 10' x 9' (3.05m x 2.74m)



A double bedroom with a window to the front aspect .Fitted with bespoke Hammonds wardrobes.

Bedroom Two Photo Two



Bedroom Three 8'3" x 7'4" (2.51m x 2.24m)



A single bedroom with a window to the front aspect. Currently being used as a study.

Family Bathroom 7'09" x 6'05" (2.36m x 1.96m)



Low level WC. Pedestal wash hand basin. Paneled bath. Chrome heated towel rail. Ceramic wall tiles. Laminate flooring. Opaque glazed window.

Garden

This beautiful part walled rear garden had been landscaped by the current owners and has two patio seating areas, well stocked plant and shrub borders. Outside tap and gated side access.

Garden Photo Two



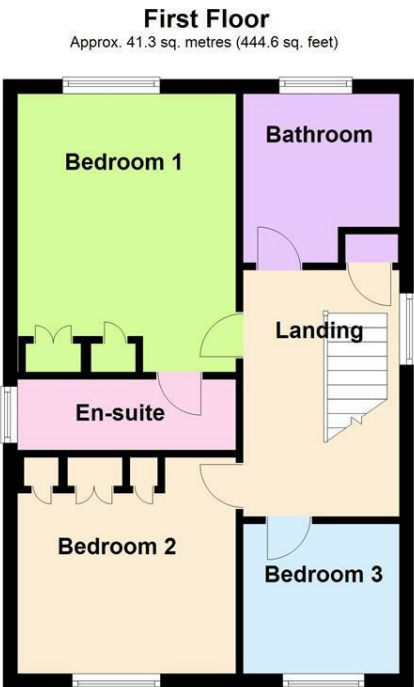
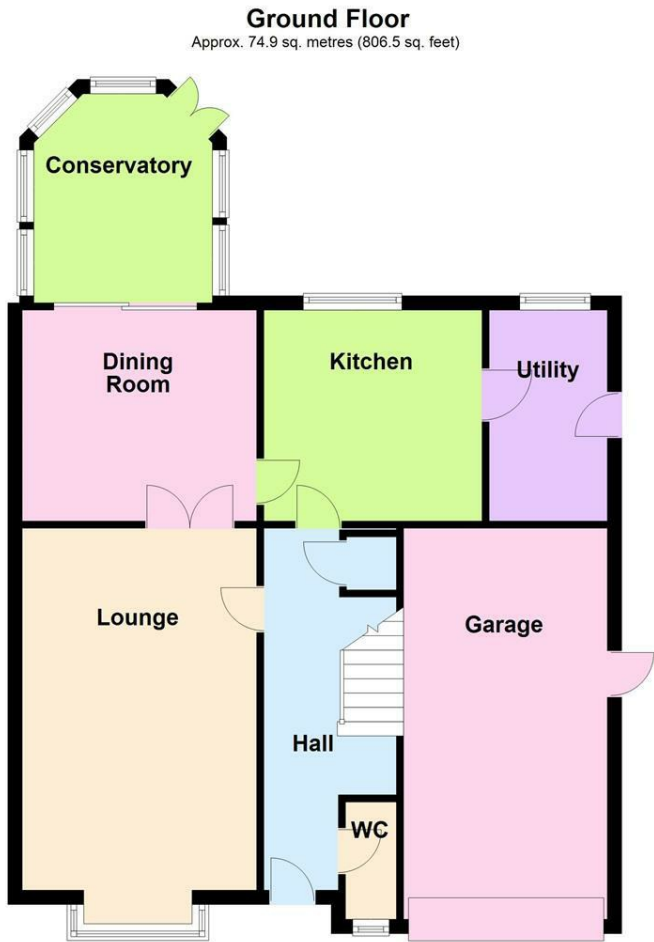
Outside & Parking

Situated on a generous corner plot with a pretty front garden, canopied entrance, a block paved drive provides ample off road parking which leads to the garage.

Garage

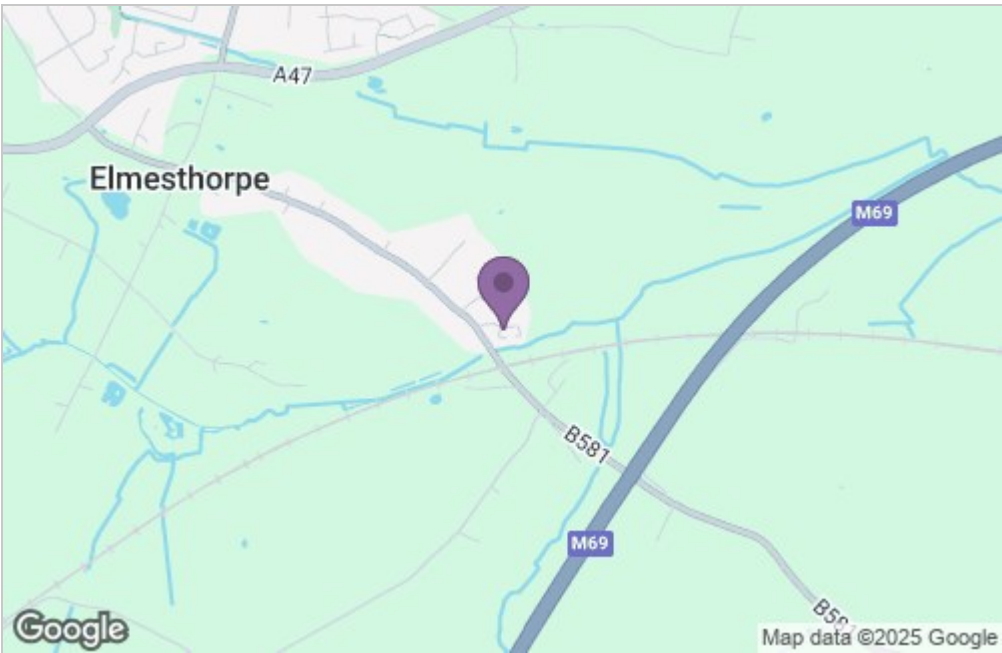
A single integral garage has power & light, an up and over door to the front and a personal door to the side

Floor Plan

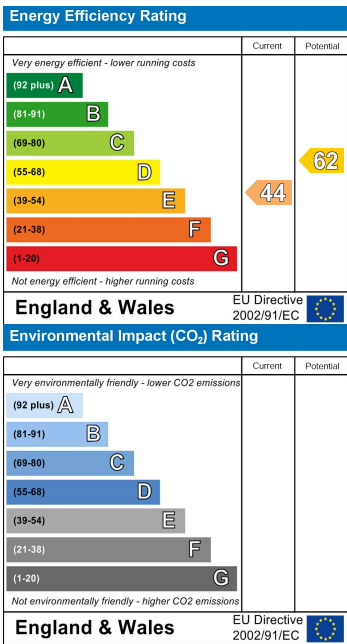


Total area: approx. 116.2 sq. metres (1251.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise