



Averill Way | Micklefield | LS25 4EW

£240,000

Three bedroom detached house | Council Tax Band D | EPC rating B

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*** THREE BEDROOM DETACHED PROPERTY * NO CHAIN! * CORNER PLOT * TRAIN STATION & MOTORWAY CONNECTIONS NEAR BY * DINING/KITCHEN * USEFUL UTILITY ROOM * MASTER BEDROOM WITH EN-SUITE * GARAGE & OFF-ROAD PARKING ***

A fantastic opportunity to purchase this THREE BEDROOM DETACHED FAMILY HOME, offered for sale with NO CHAIN! The property was completed in 2021 by Persimmon Homes and has a number of years left of the NHBC certificate, and benefits from an electric car charging point in the garage, double-glazing and central heating. The property is located on a corner plot within the increasingly popular village of Micklefield. Micklefield has a train station near by, with motorway connections a short distance away. The accommodation briefly comprises: Entrance hallway, lounge, cloaks/WC, good sized dining/kitchen with a built-in dishwasher, oven and hob and French doors to the rear garden plus a useful utility room with a built-in washing machine. There are three good sized bedrooms to the first floor, the master with an en-suite shower room, plus a family bathroom with a shower over the bath. There are gardens to the front and rear, the rear being landscaped to include a lawn, pergola with seating area, additional seating area and a secure garden store which could be made into a summerhouse if required. Excellent home for a wide range of buyers -

Ground floor

Entrance Hall

Double-glazed window to the side, radiator, built-in under-stairs storage cupboard, stairs to first floor landing and a door to:

Lounge 3.68m x 3.91m (12'1" x 12'10")

Double-glazed window to the front and a radiator.

WC

Fitted with a two piece suite comprising; wash hand basin and low-level WC, radiator and tiled flooring.

Kitchen/Diner 2.82m x 5.49m (9'3" x 18'0")

Fitted with a range of base and eye level units with worktop space over with drawers and a stainless steel sink unit with single drainer and mixer tap with tiled splashbacks.

Integrated dishwasher, space for a fridge/freezer, built-in electric oven and a built-in four ring gas hob with an extractor hood over. Double-glazed window to the rear, radiator, tiled flooring, double-glazed double door to the rear garden and a door to:

Utility Room 1.24m x 2.12m (4'1" x 6'11")

With worktop space over base units, an integrated automatic washing machine, space for a tumble dryer, wall mounted gas boiler and a door to the side path.

First floor

Landing

Double-glazed window to the side, door to a built-in storage cupboard and doors to:

Master Bedroom 3.25m x 3.91m (10'8" x 12'10")

Double-glazed window to the front, radiator and a door to:

En-suite Shower Room

Fitted with a three piece suite comprising; shower cubicle, low-level WC and wash hand basin. Extractor fan, tiled surround and a double-glazed window to the front.

Bedroom 2 2.87m x 2.82m (9'5" x 9'3")

Double-glazed window to the rear and a radiator.

Bedroom 3 2.87m x 2.59m (9'5" x 8'6")

Double-glazed window to the rear and a radiator.

Family Bathroom

Fitted with a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin and a low-level WC. Tiled surround, extractor fan, double-glazed window to the side and a radiator.

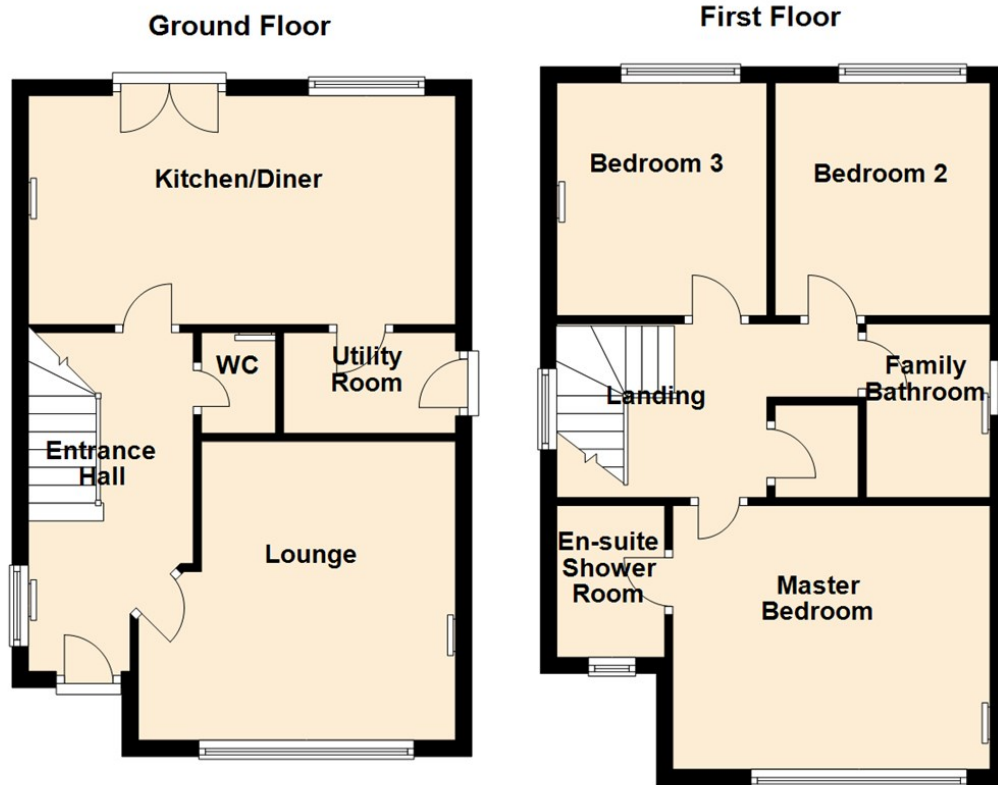
Outside

Located on a corner plot. There is a small lawned garden to the front, with shrubs. To the rear of the property, there is a fully enclosed garden with a lawned area, pergola and a seating area. In addition, there is a secure garden store with the versatility to change into a summerhouse if needed and a greenhouse. There is a single garage to the rear of the garden, with driveway parking for one car. The garage has an up-and-over door, and has an electric car charging point.

Agents note

Please note that there is an estate management maintenance fee payable, which is £ 119.00 per annum.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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