



Lowther Drive | Swillington | LS26 8QG

£220,000

Extended three bedroom link detached property | Garage | EPC rating F

Emsleys | estate agents

\*\*\* EXTENDED THREE BEDROOM LINK DETACHED HOUSE \* TWO RECEPTION ROOMS \* CONSERVATORY \* DOUBLE WIDTH PARKING \* ATTACHED GARAGE \*\*\*

Looking for a lovely family home? Then do not waste any time and book a viewing for this home ASAP!

EXTENDED THREE BEDROOM LINK DETACHED FAMILY HOME, which benefits from having a conservatory which overlooks the rear garden plus a dining room extension to the rear of the garage, which offers excellent ground floor accommodation for a growing family. The property is located within the village of Swillington, with Garforth, Rothwell and Crossgates a short drive away. The area has local amenities, with motorway connection and train stations slightly further a field.

The property has both double-glazing, central heating and secure composite doors, together with an attached single garage - this property has pretty much everything a family would need. The accommodation briefly comprises: Entrance hallway, through lounge with sliding patio doors to the conservatory, separate dining room with sliding patio doors to the rear garden, and a fitted kitchen. To the first floor, there is a sizeable landing with three bedrooms - two good sized doubles and a generous third bedroom, plus a family bathroom.

There are gardens to the front and rear, double width driveway to the front, offering off-road parking for two cars and leads to the attached single garage. To the rear, there is a mainly lawn enclosed garden with two paved patio seating areas - an excellent space for children or to relax and potter.

\*\* Call 24 hours a day, 7 days a week to arrange your viewing \*\*

## Ground floor

### Entrance Hall

Composite front door with side windows, radiator, wood effect laminate flooring, stairs to the first floor and door to:

### Lounge 6.78m x 3.35m max (22'3" x 11'0" max )

Coal effect gas fire with wood fire surround, radiator, two

wall light points, coving to the ceiling, sliding patio doors to the conservatory and double-glazed window to the front.

### Conservatory

With double-glazed windows, polycarbonate roof, ceiling fan, radiator and French double doors to the rear garden.

### Dining Room 3.66m x 2.13m (12'0" x 7'0")

Radiator, double-glazed sliding patio door to the rear garden and door to the garage.

### Kitchen 3.20m x 1.93m (10'6" x 6'4")

Fitted with a range of base and eye level units with worktop space over with drawers and wine rack and a stainless steel sink unit with single drainer and mixer tap. Tiled splashbacks, plumbing for an automatic washing machine, space for a fridge/freezer and electric point for a cooker with an extractor hood over. Wood paneling to the ceiling, a double-glazed window to the rear and a side door.

## First floor

### Landing

Built-in storage cupboard, access to the loft space, double-glazed window to the side and door to:

### Master Bedroom 3.68m x 3.35m (12'1" x 11'0")

Radiator and double-glazed window to the front.

### Bedroom 2 3.00m x 2.97m (9'10" x 9'9")

Radiator and double-glazed window to the rear.

### Bedroom 3 2.26m x 1.93m (7'5" x 6'4")

Radiator and double-glazed window to the front.

### Family Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low-level WC. Tiled splashbacks, wood panelled ceiling and double-glazed window to the rear.

### Outside

There is a lawn garden to the front, with a double width off-road parking area for two cars, and leads to the attached garage. There is a path to the side, which leads to the rear garden which is a mainly lawn garden with two paved patio seating areas.

### Garage

Attached single garage with an up-and-over door and power and light.

### Directions

Leaving our Garforth office head south on Main Street continuing into Lidgett Lane and at the traffic lights turn right onto Selby Road. At the roundabout take the first exit onto Wakefield Road and continue for approximately two miles to the village of Swillington taking a right hand turn at St Marys Church into Church Lane. Continue for about a third of a mile before taking a right hand turn into Lowther Drive where the property is situated on the left hand side.





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.

