



Fleet Lane | Oulton | LS26 8HX

Offers Over £475,000

Four bedroom detached | Council Tax Band E | EPC rating B

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\*\*\*FOUR BEDROOM DETACHED. OPEN-PLAN LIVING. NO CHAIN\*\*\*

An immaculate, detached property, ideal for families seeking a tranquil and community lifestyle. This property boasts a host of unique features, including an open-plan layout, a garage, parking facilities, a lush garden and a breathtaking view that adds to the overall charm of the residence.

The heart of the home is undoubtedly its spacious, open-plan kitchen which features a modern kitchen island, state-of-the-art appliances, a utility room, marble counter tops and a dining space bathed in natural light. This kitchen truly serves as a space for both culinary enjoyment and social gatherings.

This property also houses a reception room characterised by its open-plan design and large windows, allowing for an abundance of natural daylight to pour in, creating a welcoming ambiance.

The property offers four well-appointed bedrooms. The master bedroom is a spacious double room with an en-suite bathroom, providing a private retreat for the homeowners. The second and the third bedrooms are spacious double rooms filled with natural light, while the fourth bedroom is a single room, ideal for use as a guest room or a home office.

Completing the interior is a bathroom with a three-piece suite, offering a comfortable space for daily routines.

The property is located in a tranquil, green area with strong local community ties and excellent public transport links, ensuring convenience and peace of mind for the residents.

This property is a perfect blend of style, comfort, and location, making it an ideal choice for families. Viewings are highly recommended to fully appreciate what this wonderful home has to offer.

## Ground Floor

### Entrance Hall

Entrance hallway with stairs leading to the first floor and doors off to:

### WC

Comprising; W.C, vanity wash hand basin and a central heating radiator.

### Lounge area 6.38m x 3.58m (20'11" x 11'9")

With dual aspect windows providing plenty of natural light. T.V point, central heating radiator and having neutral decor.

### Kitchen/Dining Room 6.38m x 4.63m (20'11" x 15'2")

Open-plan living space with ample wall and base units with contrasting counter tops, built-in oven, hob and extractor over, breakfast bar area, sink and drainer unit. Tiled floor, ample space for a dining room table and chairs and a square bay with patio doors leading out to the rear garden. Door to:

### Utility Area 2.19m x 1.87m (7'2" x 6'2")

Plumbed for a washing machine and dryer, counter tops and built-in cupboard space, wall mounted central heating boiler, tiled floor, central heating radiator and a side entry door.

### First Floor

#### Landing

With doors to;

### Master Bedroom 5.07m x 4.28m (16'8" x 14'1")

Being 'L' shaped allowing room for the wardrobes, dual aspect windows, central heating radiator and a door to:

### En-suite Shower Room

Fitted with a good size walk-in shower, vanity wash hand basin and a low flush w.c.,. Tiled walls, double-glazed window and a central heating radiator.

### Bedroom 2 3.52m x 2.82m (11'7" x 9'3")

A good size double bedroom, central heating radiator and a double-glazed window,

### Bedroom 3 2.64m x 3.68m (8'8" x 12'1")

A good size double bedroom, central heating radiator and a double-glazed window,

### Bedroom 4 2.54m x 2.22m (8'4" x 7'3")

A good size single bedroom, central heating radiator and a double-glazed window,

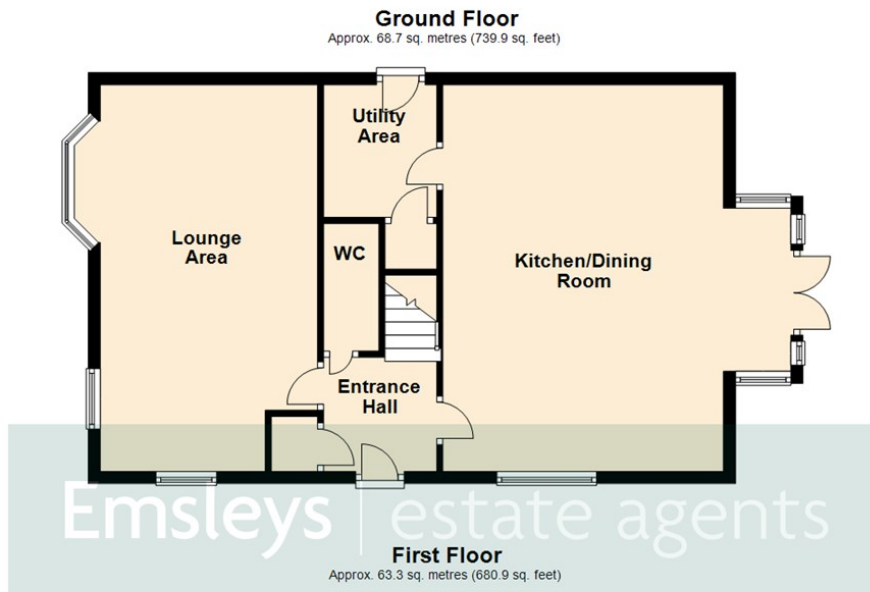
### Bathroom 1.91m x 2.43m (6'3" x 8'0")

A three piece suite comprising; panelled bath, vanity wash hand basin and low flush W.C, half tiled walls, central heating radiator and a double-glazed window.

### External

There are gardens to three side on this large corner plot, The drive way allows ample off-street parking for several cars and in turn leads to a single garage with an up-and-over door. The rear garden is private and enclosed with a good size lawn and patio area.





Total area: approx. 132.0 sq. metres (1420.8 sq. feet)

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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