

# Lufton Close

INGLEBY  
HOMES



SALES & LETTINGS



Especially generous 'Self- Build' property

Extensive ground floor delivering flexible accommodation

Set back from street on enviable plot

Four impressive bedrooms, two ensuite and separate, stylish family bathroom

Sought after area, synonymous with quality

£575,000



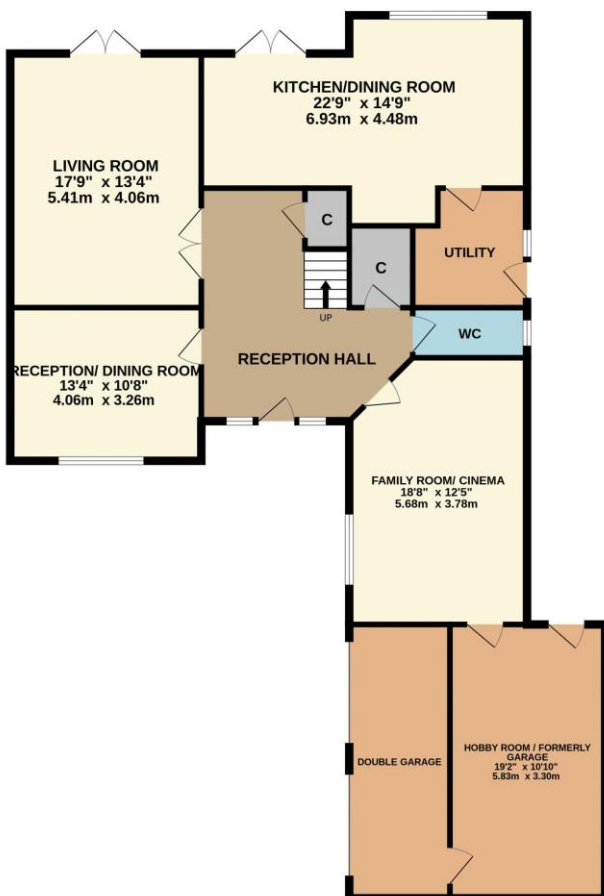
Multi-Award Wining



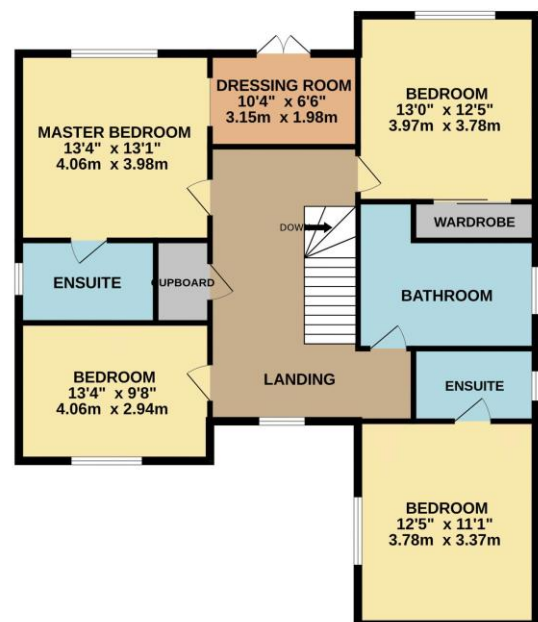
This especially generous 'self-build,' demands internal inspection for its extensive proportions to be fully appreciated, whilst occupying a fantastic plot within this sought after Ingleby Barwick area, synonymous with quality. The sprawling ground floor accommodation very briefly comprises a large entrance lobby, cloakroom/WC, spacious lounge, separate sitting/dining room, impressive open-plan kitchen/diner with utility off and fantastic family/cinema room. The vast first floor landing access all four very generous bedrooms, 'Master' with ensuite and dressing room off, which boasts a 'Juliet' balcony overlooking the rear garden, whilst a second ensuite benefits bedroom two, the separate family bathroom is equally delivered to the quality and size, of which by now, you will be expecting.

The owners have converted the majority of the double garage to provide a useful 'hobby' room, with approximately 7ft of the garages remaining for storage, a feature that is easily reversed should a new owner choose to do so. Set back from the street with a several vehicle drive, lawned gardens and hedge lined boundaries. Complimented by the attractive rear garden with large lawn, stocked borders, established trees and sizeable patios. Ingleby Homes recommended.

GROUND FLOOR  
1515 sq.ft. (140.8 sq.m.) approx.



1ST FLOOR  
1174 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 2689 sq.ft. (249.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# “The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: G

EPC Rating: B



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