

# Lullingstone Crescent



Desirable plot with private gardens, detached double garage and extended drive

Solar panels take advantage of the sunny, southerly rear aspect

Favoured 'Rings' development, moments from the golf club

Spacious ground floor with flexible accommodation

Four large bedrooms, all with robes and two being ensuite

**£420,000**



Multi-Award Wining

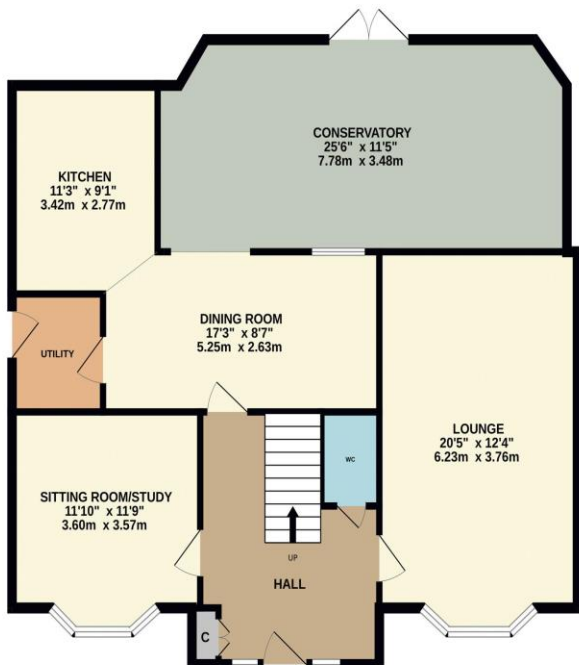


This handsome, large and executive property is located within this sought-after 'Rings' area of Ingleby Barwick, moments from the golf club, and synonymous with quality. Delivering spacious and improved accommodation over two impressive levels, and available with 'No Forward Chain' - early viewing is advised.

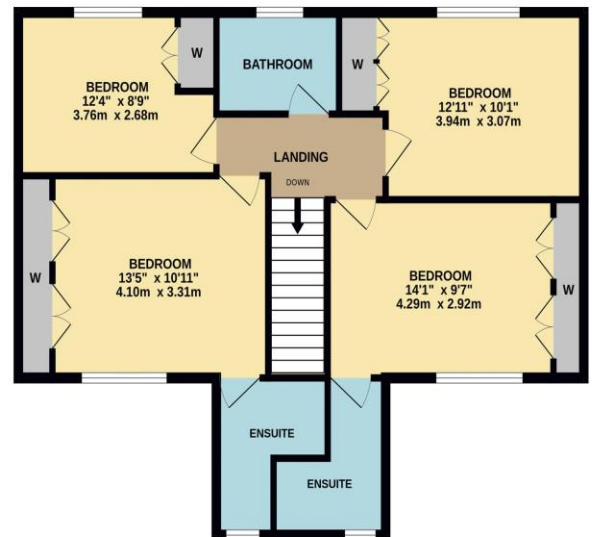
The attractive plot is a particular feature, with the lovely front gardens being bordered in mature hedging and trees, enclosing it from the street and offering good privacy, with a double detached garage and extended driveway ahead. Complimented by the fabulous rear garden which boasts a sunny, southerly aspect, and also enjoys good privacy, afforded by the established planting, shrubs and trees which surround the well tended lawn, with extensive patio, and summer house.

Solar panels on the rear roof elevation, take further advantage of the sunny aspect, benefiting the owner with reduced running costs and payments back from the grid, being tied into a 40p/PKW tariff, and run in conjunction with an installed, 5KW battery. Internally, the generous accommodation is enhanced further on the ground floor with a large, quality conservatory which measures in excess of 25ft, adding to the feature entrance hall, cloakroom/WC, large lounge, separate sitting room/study, dining room, modern fitted kitchen and utility. The first floor delivers four fantastic double bedrooms, all with fitted robes and two being ensuite, and the separate family bathroom. Ingleby Homes recommended.

GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 1870 sq.ft. (173.8 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: F

EPC Rating: TBC



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