



Property Description

Discover the perfect blend of comfort and space in this deceptively spacious three/four bedroom semi-detached dormer property, nestled in a charming village location. Featuring uPVC double glazing and gas central heating, this home offers an inviting entrance porch, a welcoming hall, and a cozy lounge that flows into a fitted kitchen and bright conservatory. The ground floor boasts two well-appointed bedrooms and a modern bathroom, while the first floor provides two additional bedrooms and a convenient toilet. Enjoy the benefits of a carport, driveway, and single garage, along with a generous rear garden, all available with no chain for a seamless move-in experience.



Entrance Porch

having door to...

Hallway

having uPVC double glazed window, two ceiling light points, double panelled radiator, central heating thermostat, staircase to first floor.

Lounge 4.95m x 3.45m (16' 3" x 11' 4")

having uPVC double glazed window, ceiling light point, coivng to ceiling, gas fire and stone fireplace.

Ground Floor Bedroom 3.78m x 3.23m (12' 5" x 10' 7")

having uPVC double glazed window, ceiling light point, radiator.

Ground Floor Bedroom 3.52m x 2.79m (11' 7" x 9' 2")

having uPVC double glazed window, ceiling light point, radiator and range of wardrobes.

Kitchen 4.20m x 3.10m (13' 9" x 10' 2")

having uPVC double glazed window, ceiling light point, tiled flooring, radiator, range of matching wall and base units, gas hob, built in oven, and cooker hood. Single bowl drainer sink unit, plumbing for automatic washing machine. Door to...

Conservatory 4.20m x 3.10m (13' 9" x 10' 2")

having ceiling and wall light points, electric heater, uPVC double glazed door and French doors to rear.

Bathroom 2.17m x 1.81m (7' 1" x 5' 11")

having uPVC double glazed window, ceiling light point, radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

First Floor Landing

having ceiling light point, access to roof void.

Bedroom 3.19m x 3.03m (10' 6" x 9' 11")

having uPVC double glazed window, ceiling light point, radiator and range of bedroom furniture.

Bedroom 3.10m x 2.60m (10' 2" x 8' 6")

having uPVC double glazed window, ceiling light point, radiator and range of bedroom furniture.

First Floor WC

having uPVC double glazed window, ceiling light point, radiator, two piece suite comprising low level flush wc and wash hand basin.

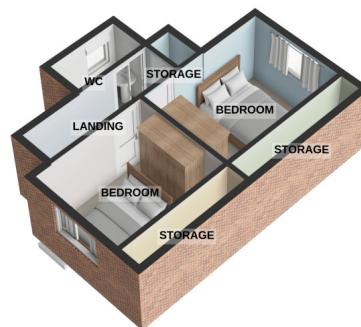
Outside Front

having pebbled drive with mature frontage, leading to spacious car port and access to single garage with double opening doors. Gated access leads to spacious private garden with lawn and borders.

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (100.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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52, Kingsfield Road
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LE9 8GR

Energy rating

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21 October 2029

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