

Green Lane, Lebberston
Offers Over £450,000



FOUR BEDROOM DETACHED~~MASTER EN SUITE~~LOUNGE, SNUG,
CONSERVATORY, STUDY~~LARGE KITCHEN DINER, INTEGRATED
APPLIANCES, UTILITY~~DOWNSTAIRS WC-FAMILY BATHROOM 1ST
FLOOR~~DOUBLE GLAZING/CENTRAL HEATING~~DOUBLE
GARAGE+CAR LIFT~~PARKING FOR MANY
VEHICLES~~GARDENS~~EXTRA LARGE LEVEL SITE.

Porch

UPVC double glazed door and UPVC double glazed window to the front aspect, parquet flooring.

WC

UPVC double glazed window to the front aspect, white two piece suite comprising of low flush WC, wash hand basin, floor to ceiling storage cupboards, heated towel rail, tiled flooring.

Entrance Hall

UPVC double glazed door to the front aspect, fitted work station, radiator, power points, parquet flooring, stairs to the first floor landing.

Lounge 3.60m x 3.50m - 11'10" x 11'6"

UPVC double glazed door to the rear aspect, TV point, radiator and power points.

Study 3.40m x 2.25m - 11'2" x 7'5"

UPVC double glazed window to the front aspect, TV point, radiator and power points

Snug Area 4.55m x 3.50m - 14'11" x 11'6"

UPVC double glazed French Doors to the rear aspect, TV point, radiator and power points.

Conservatory 3.65m x 2.90m - 12'0" x 9'6"

UPVC double glazed windows to the rear and side aspects, UPVC double glazed Door to the side aspect leading to the rear garden, roof light and power points.

Kitchen 5.20m x 2.60m - 17'1" x 8'6"

UPVC double glazed window to the rear and side aspect, UPVC double glazed door to the side aspect giving access to the utility room. Range of wall and base units with roll top work surface, breakfast bar, stainless steel sink and drainer with kettle tap, integrated electric double oven with five ring gas hob, extractor hood, space for fridge freezer, integrated Zanussi microwave, integrated dishwasher, integrated wine cooler, integrated recycling bins, cupboard housing the Valiant gas combi boiler, TV point and power points.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Utility Area

UPVC double glazed window to the side aspect, UPVC double glazed door to the front aspect, plumbing for washing machine, space for tumble dryer, power points.

First Floor Landing

UPVC double glazed window to the front aspect, radiator, power point, loft access which is part boarded with light.

Bedroom One 4.15m x 3.40m - 13'7" x 11'2"

UPVC double glazed window to the rear aspect with countryside views, fitted wardrobes, TV point, telephone point, radiator and power points.

En Suite

UPVC double glazed windows to the rear and side aspects, three piece suite comprising of low flush WC, free standing corner wash hand basin, fully tiled corner shower cubicle heated towel rail, extractor fan, tiled flooring,

Bedroom Two 4.10m x 3.60m - 13'5" x 11'10"

UPVC double glazed window to the rear aspect with countryside views, TV point, radiator and power points.

Bedroom Three 4.10m x 3.30m - 13'5" x 10'10"

UPVC double glazed window to the rear aspect with countryside views, radiator and power points.

Bedroom Four 3.48m x 2.67m - 11'5" x 8'9"

UPVC double glazed window to the front aspect, fitted wardrobes, TV point, radiator and power points.

Family Bathroom

UPVC double glazed window to the front aspect, white three piece suite comprising of low flush WC, wash hand basin, Jacuzzi bath with shower over, extractor fan, tiled flooring.

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Double Garage/ Workshop 5.00m x 5.00m - 16'5" x 16'5"

Brick built with up and over door, UPVC double glazed personnel door to the side, UPVC double glazed window to the side, currently used as a car repair workshop 3 tonne 2 post vehicle lift with a compressor, independent power supply with own fuse box.

Office 5.00m x 5.00m - 16'5" x 16'5"

Timber built construction with window to the front and side aspect, double door to the front, power points and light.

Rear Garden

Double width gate 3.60m wide with ideal off road parking for numerous vehicles including horse boxes, motor homes etc, side gated access leading to the double garage/workshop. Further gate leading to the lawn area with two greenhouses and two wooden sheds.

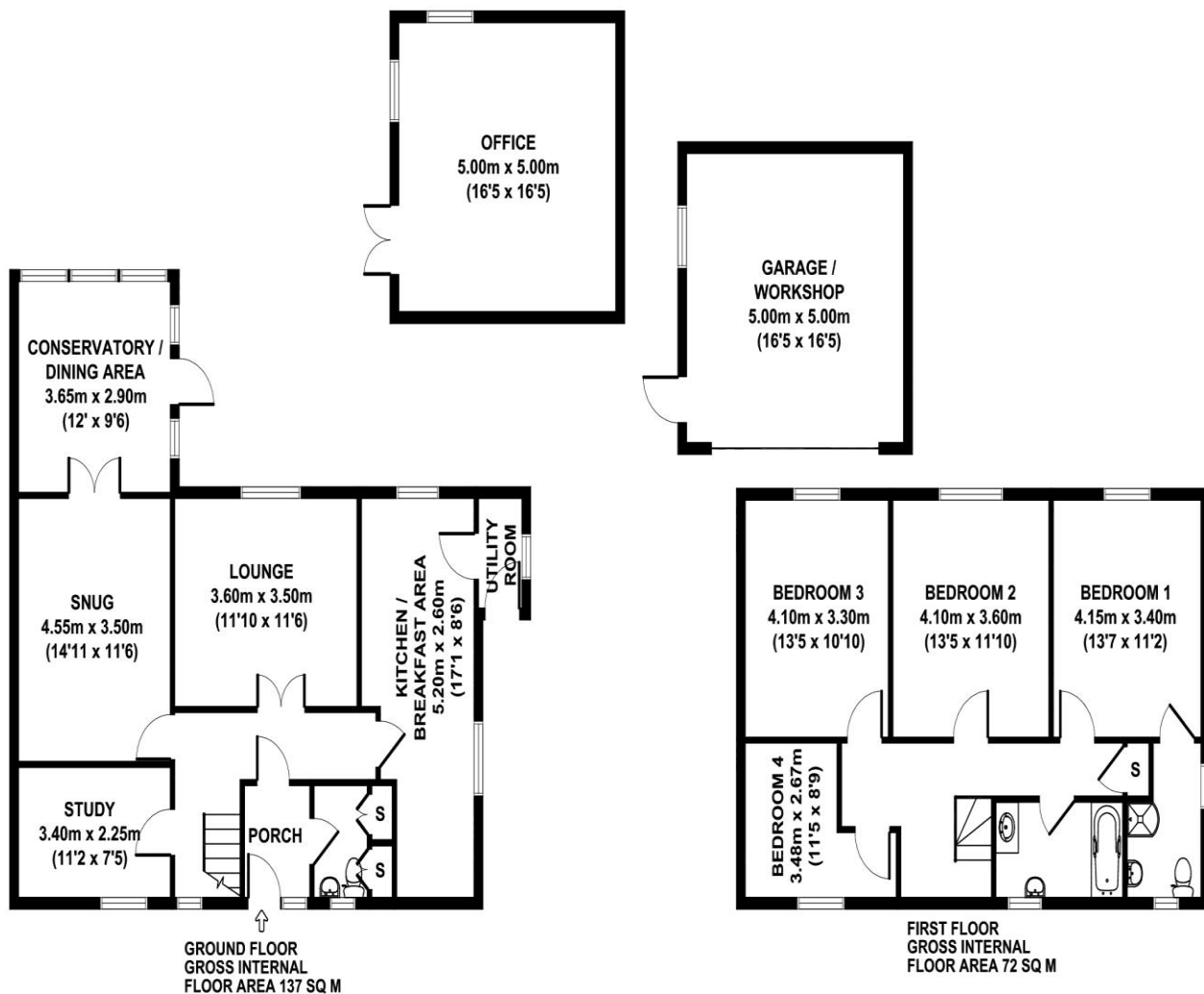
Front Garden

Low maintenance front garden with 3.60m (11'10") wide entrance, with ample off street parking.

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Floor Plan



THE LEAVES, GREEN LANE

APPROX. GROSS INTERNAL FLOOR AREA 209 SQ M / 2250 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given