



Dairy Lane

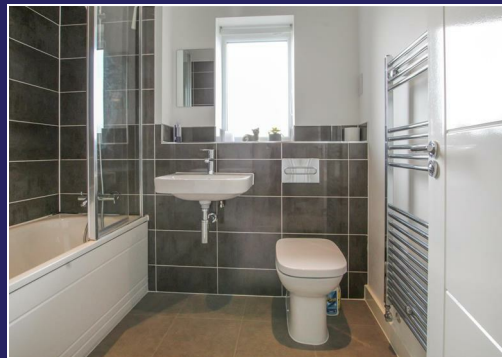
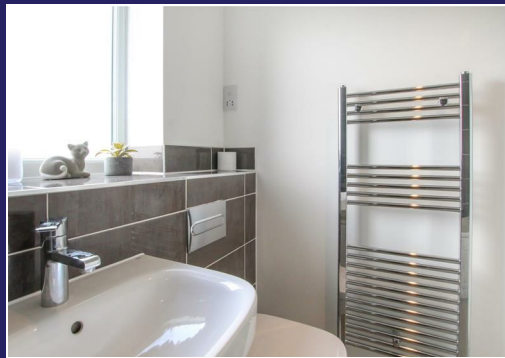
Asking Price £141,000

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Dairy Lane

Asking Price £141,000



Tenure

Leasehold

123 years remaining of the 125.

Accommodation Details

Shared ownership (60%) TWO bedroom SEMI DETACHED house.

Monthly rent to be paid to Haylo Housing of £235.29

Monthly Lease to be paid to Heylo Housing £22.38

Annual buildings insurance to be paid to Heylo Housing £ 11.53

Entrance and Approach

Located in a private cul-de-sac with off-road parking for two vehicles. This is an attractive two bedroomed semi detached modern house with a sandstone paved path leading up to the front door. There is a small lawn area, a small flowerbed and path to the side of the property which leads through the gate into the rear garden. You enter this property through a grey composite door with silver furniture and a long glass panel. There is also a motion sensor outdoor lights and small wooden porch over the entrance.

Entrance

As you come into this modern open plan property, you are greeted by plenty of light, grey carpets which lead through into the living space and also up the stairs. There is also a built in floor mat in the entrance. You will find a storage cupboard, with light, which allows plenty of space for shoes and also houses the consumer unit. This property is decorated throughout in fresh white paint with a white painted wooden banister.

Kitchen

A fabulous kitchen space with a window to the front of the property. There's plenty of room for an undercounter fridge and separate under counter freezer, along with plumbing for one appliance. This property also comes with a Bosch electric oven, Bosch four burner hob gas hob and integrated extractor

hood also made by Bosch.

With white walls, a grey fitted blind and studio lighting. The kitchen also comes with a stainless steel sink, draining board, and mixer tap, grey units to the base and walls, along with a marble effect worktop and stainless steel splashback behind the hob. The flooring complements the kitchen perfectly in ash wood effect lino.

Living Area

Located at the rear of the property with the continued grey carpet and decorated in white with a large window fitted with privacy glass to the side of the property, along with patio doors leading out into the garden. This room is very bright and modern decorated in white.

Cloakroom

Very convenient space under the stairs which locates the dual flush WC and basin with stainless steel mixer tap. This room has also been decorated in white with granite effect splashback above and below the sink to the floor. You find grey granite effect lino flooring to match the splashback's.

Landing

The landing has been decorated in white and leads off to a storage cupboard, bedrooms one and two and the bathroom. With grey carpets to the floor and access into the loft space.

Bedroom One

Located at the rear of the property this is a very generous double bedroom overlooking the garden with a large window. Plenty of space for a double bed and wardrobes also comes with Myson digital screen thermostat. Decorated in white with grey carpets.

Bedroom Two

Located at the front of the property this is a very modern and contemporary bedroom with two large floor-to-ceiling windows which are tinted for privacy along with a side window. This is a comfortable double bedroom looking out over the front garden and driveway. Decorated in white with grey carpets.

Tel: 01530 271313

Bathroom

Located in the middle of the landing. This is a fabulous modern bathroom, decorated with tile affect grey lino flooring, a chrome heated towel rail, privacy window with blind and spotlights to the ceiling. There is also a white three piece set comprising of a basin with mixer tap, wall mounted dual flush WC and a full size bath with mixer tap and shower attachment. This room has been decorated with grey tiles to the wall around the bath and shower area and along with the back wall behind the WC and basin. The remaining walls are painted white.

Rear Garden

A westerly facing, generous sized garden with access along the side of the property through a wooden gate. This garden has a large lawn area with a large sandstone patio with a raised flower beds with wooden edging.

Local Authority and Council Tax Band

NWLDC

Band B

Post code for Sat Navs

LE65 2AW

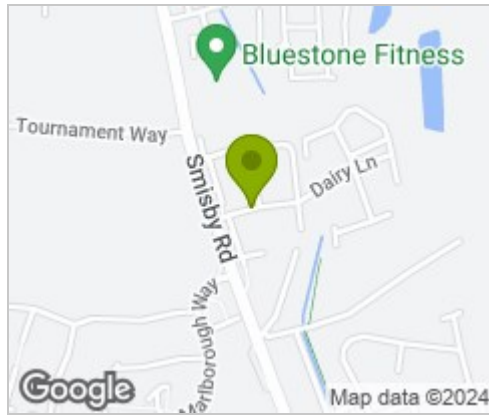
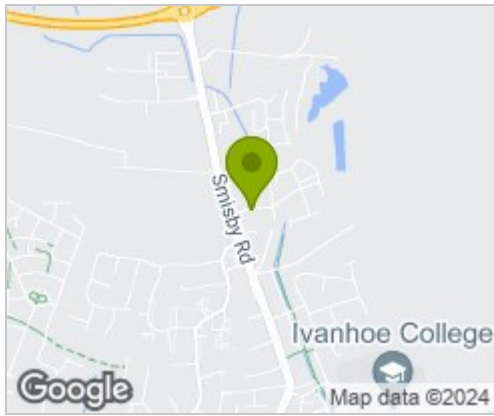
Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Property to Sell?

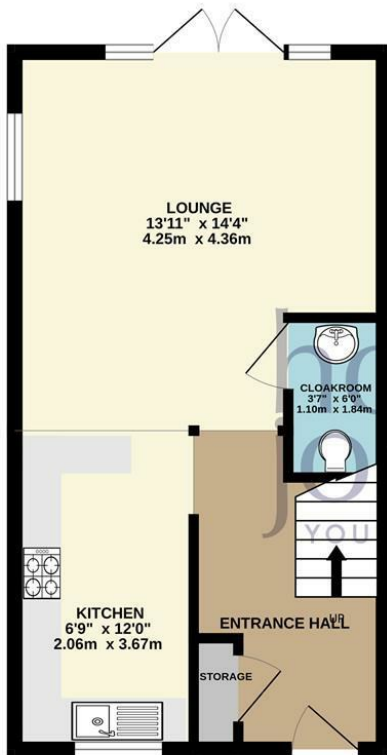
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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Council Tax band: B. Tenure: Leasehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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