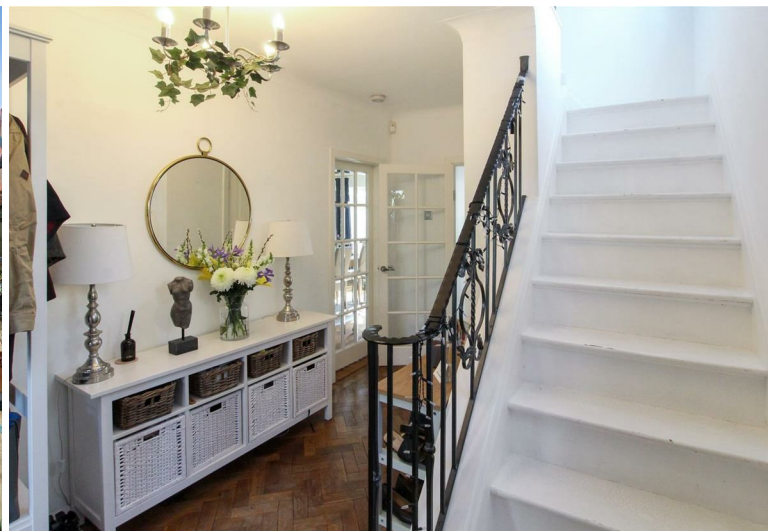




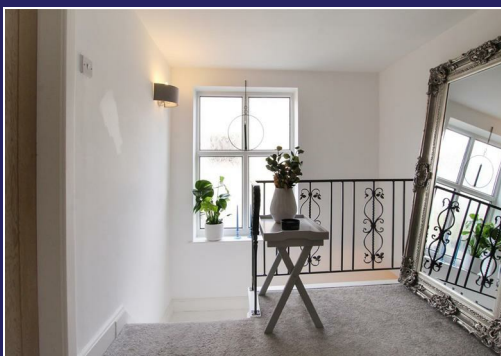
Meadow Lane

Offers Over £400,000



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Tenure
Freehold

Accommodation Details;

Entrance and Approach

This property is set back from the road with a large block paved driveway suitable for at least six vehicles. With mature hedges and evergreen trees along with a raised flower bed this property has real curb appeal. Entrance into this property is via a white UPVC door with glass panels and you will also find outside security lights. There is access to the rear of the property through a brown wooden gate on the left hand side.

Entrance Hall

As you enter this property through a wooden glass panelled door, you will find yourself in a large and grand entrance hall. With high ceilings and wooden stairs leading up to the first floor.

This room has been decorated in white with a window on the ground level as well as halfway up the stairs. To the floor you will find wooden herringbone flooring. There is a radiator fitted to the wall with thermostatic controls along with plug sockets.

Living Room

16'3" x 11'11" (4.96 x 3.64)

The living room is separated from the dining room by its flooring.

In this area you will find a neutral toned carpet and a room that looks out onto the front driveway through large bay windows which allow in plenty of natural light. These windows are fitted with wooden shutters allowing privacy. There is also a side window. In this area, you will find a pendant ceiling light, multiple plug sockets including Internet and TV aerial points and a radiator located underneath the bay window.

Dining Room

15'8" x 11'11" (4.79 x 3.64)

Located off of the entrance hall you will find the wooden herringbone effect flooring continues into the dining area which is a large space. With a window looking out to the side of the property and patio doors leading into the very large conservatory located at the rear. This room has a wall mounted thermostatic controlled radiator along with multiple plug sockets and a single pendant light to the ceiling.

Conservatory

This large attractive and usable space located at the rear of the property leads out into the garden through patio doors, through wooden double doors into the family area or white UPVC doors into the dining room. Currently decorated in white with neutral coloured stone effect tiles to the floor, this room is currently used as a games area. There are brown venetian style blinds fitted to the windows.

Kitchen

15'0" x 11'4" (4.59 x 3.47)

Bright area with a Velux window along with spotlights and a pendant light over the island. This kitchen comes with modern integrated accessories such as a coffee maker along with the Neff double oven, integrated dishwasher, chrome extractor fan and Siemens electric induction hob. This room has been decorated in white with white base and wall units along with dark wood, butchers block style worktops. There is also a desirable island located in the centre of the kitchen which also acts as a breakfast bar as well as providing additional storage. This kitchen also has a stylish large ceramic Butler sink with swan neck flexible hose mixer tap. The current vendors also have a large American fridge freezer in situ.

The Worcester Bosch Combi boiler is also housed in here and there is tasteful walnut style wooden flooring.

Utility Room

8'4" x 5'3" (2.55 x 1.61)

Located to the side of the property with a white UPVC door leading out into a fenced off section of the property allowing for bin storage.

The utility room houses space for two plumbed in appliances and a round chrome sink with swan neck mixer taps. Currently decorated in white with spotlights to the ceiling, beech effect wall and base units along with a dark grey granite effect worktop.

Family Room

13'0" x 12'5" (3.97 x 3.80)

Located at the rear of this property is an exceptional area giving an open plan feel to the kitchen and for entertaining. With a Velux window there are also bifold doors leading out onto the decking area as well as double wooden doors with glass panels leading into the conservatory.

Decorated in white with wooden walnut effect flooring, this is an inviting area to be in.

Cloakroom

4'11" x 4'0" (1.51 x 1.23)

Located under the stairs, this modern and stylish cloakroom has a black heated towel rail fitted to the wall with granite effect tiles to the floor and half height textured tiles to the wall. The upper half of this room has been decorated in white with chrome studio effect lights to the ceiling and a built-in alcove providing a shelf and mirror. This room also has additional storage underneath the basin and you will find a modern dual flush WC as well as a small hand basin with chrome mixer tap.

First Floor Landing

A very bright and welcoming space leading up from the ground floor.

With a solid wood staircase painted in white that matches the white walls. The first floor landing is carpeted in grey which continues through to bedrooms two, three and four along with the family bathroom. The landing has a large feature window fitted with privacy glass and an up lighter to the wall along with wrought iron railings.

Bedroom two

14'11" x 12'3" (4.56 x 3.74)

A very large double bedroom located at the front of the property, taking in the views of the front driveway and mature evergreen trees that screen the property. This room has the added feature of a beautiful bay window to the front as well as a single window to the side.

Currently being used as an at home office this room does have a built-in desk which can be removed if desired and has been decorated in white with grey carpets to the flooring. There is a studio light to the ceiling and a radiator along with plenty of plug sockets and an aerial point.

The windows have been fitted with brown venetian style blinds and find under stairs storage also.

Bedroom three

11'11" x 11'4" (3.65 x 3.47)

This room is currently being used as a dressing room and is located at the rear of the property with attractive shutters fitted to the windows. This room is painted in white with the grey carpet previously seen following through. Along two walls you will find

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built in wardrobes.

This room has a full size radiator and multiple plug sockets along with a single pendant ceiling light. There is also under stairs storage located in this room.

Bedroom Four

10'9" x 9'1" (3.30 x 2.79)

Bedroom four is located at the rear of the property and is painted in white with a single pendant ceiling light and shutters fitted to the window that look out over the rear garden.

Carpets from the landing follow through to this room and although this is the smallest of the four bedrooms this is still a very comfortable double.

This room also comes with a radiator and plug sockets

Family Bathroom

9'1" x 6'2" (2.79 x 1.90)

This generous sized family bathroom is located to the side of the property and comes with a full size P shaped bath with shower and glass screen, wall mounted WC and porcelain basin with chrome mixer tap and grey wooden vanity cupboard fitted in. You will also find a grey heated towel rail fitted to the wall, windows looking to the side of the property and fitted with privacy glass, a mirrored bathroom cabinet and stylish décor. This room has been fully tiled in soft grey with a marble grey tiles to the floor

Top Floor - Bedroom One

26'6" x 20'11" (8.10 x 6.38)

A fabulously bright and open loft conversion being used as the main suite for bedroom one. Currently decorated in white with spotlights to the ceiling and grey carpets to the floor. This room offers fabulous privacy from the rest of the house with its own private entrance and door at the bottom of the stairs .

With light flooding into this room due to 3 Velux windows you will also find plenty of built-in storage along with two radiators and multiple plug sockets. This room has white banisters and rails which lead up from the first floor. There is also a separate area built into the eaves, which could be an ideal home study all quiet reading area.

Bedroom One Ensuite

8'3" x 6'0" (2.53 x 1.83)

A beautiful en suite shower room with a Velux window and spotlights to the ceiling. This room is tiled to half height with brown marble effect tiles and white walls above. You will also find wooden laminate flooring. This ensuite comes with desirable white ceramic 'his and hers' basins with chrome mixer taps ,dual flush WC and built in, fully tiled, mains controlled shower. This ensuite also has an extractor fan built-in storage, chrome heated towel rail fixed to the wall along with matching chrome toilet roll holder and towel ring.

Rear Garden

This delightful, east facing rear garden has space and maturity. With a large decking area leading out from the conservatory or the kitchen family room. Beyond the decking you will find a lawned garden with bordered flowerbeds and mature evergreen trees screening this property. There is also a section of fenced area along with a large garden shed.

Local Authority and Council Tax Band

NWLDC

Band D

Postcode for Sat Navs

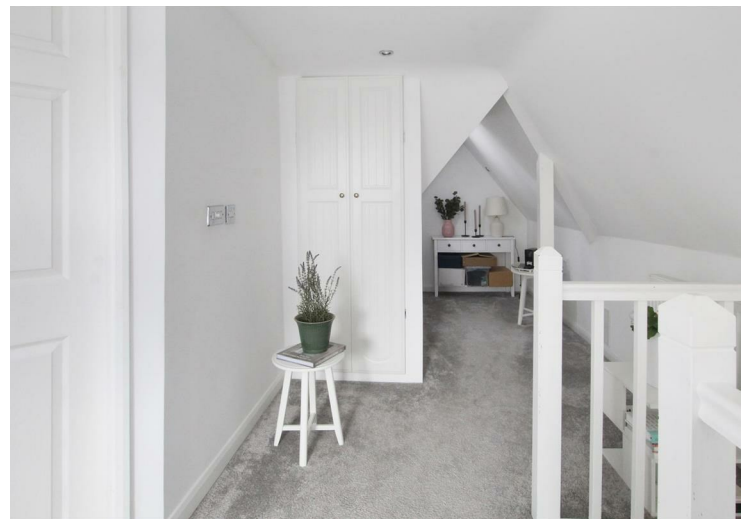
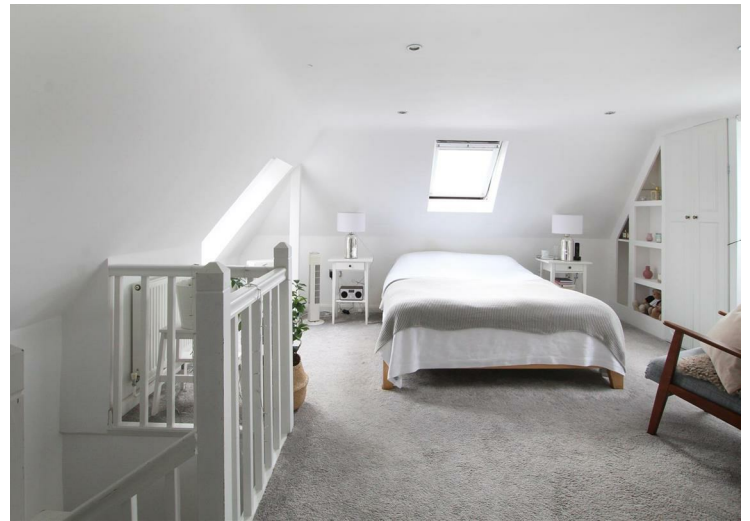
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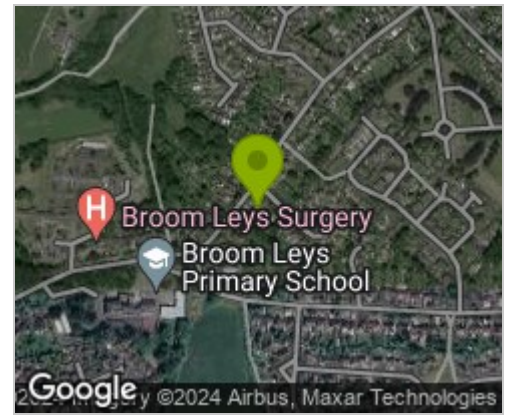
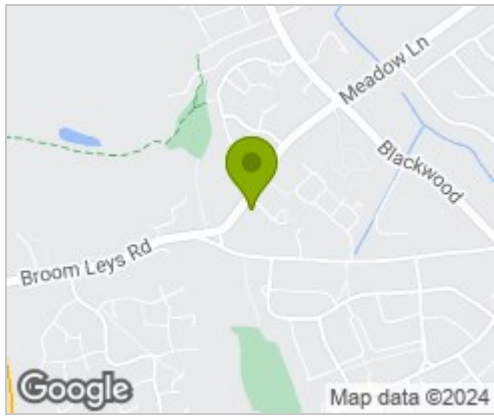
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You can email us via our website, or you can 'Live Chat' via our website 24/7

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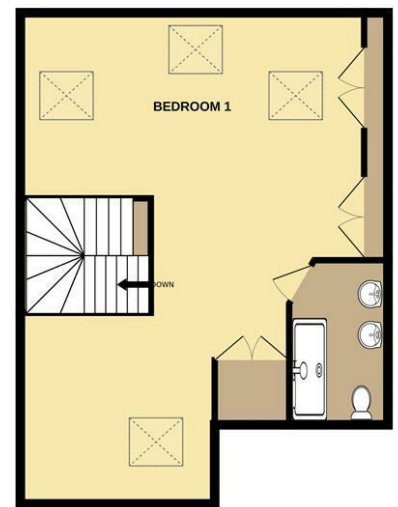




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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: D. Tenure: Freehold

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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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