



Scotlands Drive

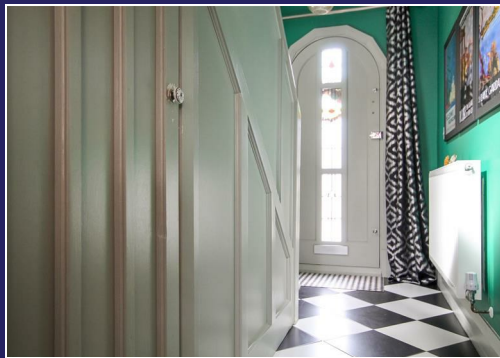
Asking Price £259,995

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Scotlands Drive

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Tenure
Freehold

Accommodation details

External and Approach

This fabulous three bedroom, detached, character filled home is located in a quiet cul-de-sac just off of Scotlands Drive. With cream picket fencing looking out over the close you drive onto a concrete driveway which follows all the way along the side of the property along with a slate area allowing space for additional vehicles. This property can easily park five vehicles off road. Entrance into this property is via a red arched front doorway with decorative art deco stained glass panels and gold furniture.

Entrance hall, stairs and landing

As you enter this property, you will note the high ceilings as well as fabulously restored original features. To the right hand side you have a port hole window with decorative stained glass, to the floor you have black and white checker style tiling and this area is currently decorated in green with grey woodwork and grey carpets leading up to the first floor. The hallway also offers additional storage under the stairs.

kitchen

11'11" x 6'2" (3.65 x 1.89)

This 1950s inspired kitchen is located at the rear of the property with cherry red base and wall units in high gloss along with a white gloss worktop. The checker themed flooring leads through to the kitchen giving it a real feel of a 1950s American Diner with red and white polka dot blind fitted to the window along with spotlights to the ceiling. This kitchen comes with a hot point induction hob with four ring burner along with a Smeg oven built in along with extractor fan. There is also a tall chrome heated towel rail fitted to the wall.

Living Room

15'8" x 11'7" (4.80 x 3.55)

Fabulous family living room with large bay window looking out

over the driveway. This room is in keeping with the property and the current vendors have added additional features such as high skirting boards, picture rail and architrave. They have also restored the original fireplace setting which lends itself to having a log burner installed but currently has a gas fire in situ. This room has been decorated in silvers and creams with blue accents all around and hardwood flooring.

Dining Area

11'11" x 9'8" (3.65 x 2.96)

Leading off from the kitchen and separated by flooring which changes to hardwood is an open and bright dining space with patio doors leading out to the courtyard garden. This room has been decorated in cream with a pendant ceiling light along with a wall mounted down lighter. This room also has a fireplace which is currently used as décor but still has the gas plumbing in place.

Bedroom One

13'10" x 11'10" (4.23 x 3.61)

At the front of the property, this room has a sense of grandeur with the fabulous bay windows looking out onto the quiet close. This room is currently decorated in silvers and creams with a single pendant light to the ceiling and grey carpets to the floor. There is also a decorative fireplace in situ, along with black painted picture rails.

Bedroom Two

12'0" x 11'9" (3.67 x 3.60)

This room is located at the rear of the property and is bright and sunny looking out over the south east facing courtyard. Currently decorated in yellow and blues, this room has the same carpet leading from the landing and other bedrooms along with a decorative fireplace and silver painted picture rails along with white architrave and a single pendant ceiling light. This room also houses the Worcester Bosch Combi boiler.

Bedroom Three

6'9" x 6'0" (2.07 x 1.83)

Located at the front of the property this is the smallest of the

three bedrooms and fits a single bed. The carpets leading through from the landing to this room. There is a large window looking out to the front of the property and is decorated in soft blues.

Bathroom

10'1" x 5'9" (3.08 x 1.77)

This demonstrates a fantastic use of space with a four piece bathroom set including a corner shower, wall mounted WC, hand basin and freestanding bathtub. This room has a large window fitted with privacy glass looking out over the rear courtyard and has been decorated to half height in white and black tiles with a teal paint to the upper half. To the floor you'll see the checker style tiling as we saw in the kitchen and hallway.

Garage Conversion

A fabulous conversion allowing space for a separate Utility room with basin, cupboards, worktops and plumbing for a washing machine along with a fridge freezer. There is also an additional room ideal for a small home office.

Courtyard Garden

The south east facing sun trap is private and allows space for plenty of entertaining. You're not directly overlooked and will find this area has recently been repaved which follows round to the driveway and wooden gates.

The gates are currently painted in a soft green and allows access into the converted garage which is now used as a utility room and office.

Local Authority and Council Tax Band

NWLDC

Band C

Postcode for Sat Navs

LE67 3SU

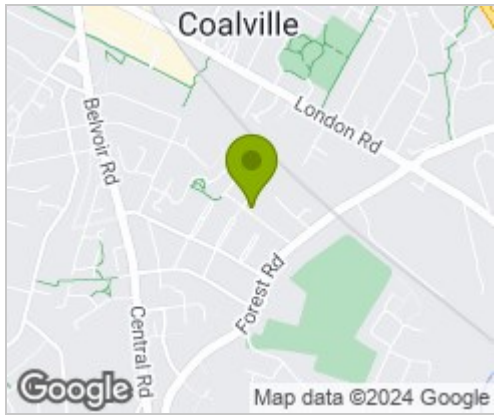
Out of Hours Contact Arrangements

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

Property to Sell?

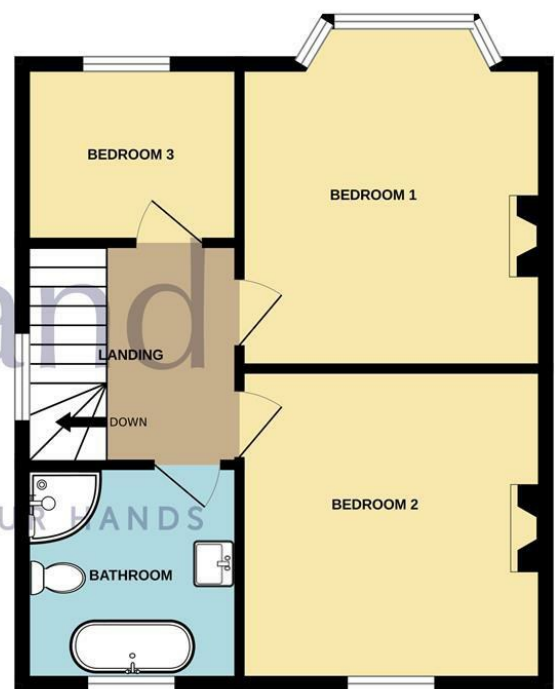
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR

1ST FLOOR



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Council Tax band: C. 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			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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