

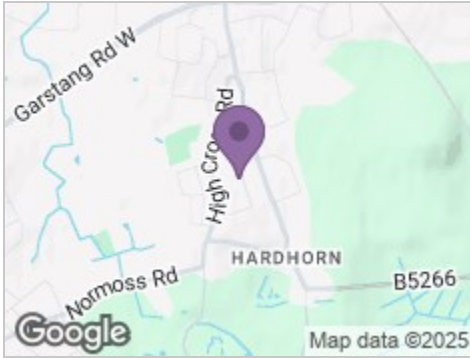
Road Map



Hybrid Map



Terrain Map



Floor Plan



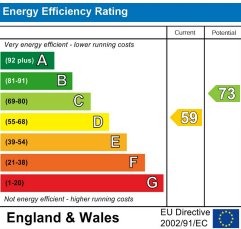
45 Levens Drive  
, Poulton-Le-Fylde, FY6 8EZ

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Offers In The Region Of £435,000  4  2  2  D

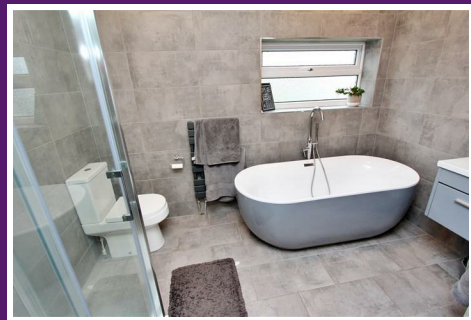




# 45 Levens Drive

, Poulton-Le-Fylde, FY6 8EZ

## Offers In The Region Of £435,000



### Hallway

12'2" x 9'10"

Door to side leading into hallway. Spindled staircase leading to first floor galleried landing. Access to ground floor rooms. Wood effect laminate flooring, decorative hanging lights and radiator.

### Lounge

19'7" x 13'7"

UPVC double glazed bay window to front and UPVC window to side. Feature cast iron log burner housed within chimney breast. Carpet, ceiling light and radiator.

### Bathroom

9'10" x 6'6"

UPVC double glazed opaque window to side. Four piece bathroom suite comprising; oval free standing bath tub with feature tap, walk in twin shower cubicle, wall mounted vanity unit and low flush WC. Airing cupboard. Floor and wall tiles, towel heater and ceiling lights.

### Ground Floor Bedroom One

12'7" x 8'11"

UPVC double glazed window to rear. Fitted wardrobe. Carpet, ceiling lights and radiator.

### Open Plan Kitchen/Diner

17'7" x 16'2"

Bi fold doors to rear leading out onto rear garden creating an open entertaining space

into the garden when full width bi-fold doors are open. Stylishly designed sleek kitchen manufactured German company Nobilia. Bespoke 'L' shaped central island and fitted dining table. Central island also includes Elica induction hob with inbuilt extractor fan and power sockets. Floor to ceiling kitchen units housing large and separate Zanussi fridge and Zanussi freezer, Zanussi double ovens, Siemens Warming drawer and pantry storage. Composite sink unit with integrated dishwasher. Wood effect laminate flooring throughout. Hanging lights above dining table and further LEDs to ceiling. Open access to family room. c

### Family Room

13'3" x 9'1"

Open access off kitchen. Access to ground floor front bedroom and utility room. Wood effect laminate, ceiling lights and radiator. UPVC window to side.

### Utility Room

8'1" x 5'10"

Door to rear leading to rear garden. Wall and base units with sink unit. Combi boiler housed within cupboard. Wood effect laminate flooring, ceiling light and radiator.

### Ground Floor Bedroom Two

8'11" x 8'11"

UPVC double glazed window to front. Fitted cupboard housing utility meters. Carpet, ceiling lights and radiator.

### First Floor Landing

Galleried landing with ceiling mounted contemporary hanging light. Eaves loft access. Access to all first floor rooms. Carpeted.

### Bedroom

13'1" x 12'5"

UPVC double glazed window to front. Carpet, ceiling lights and radiator. Loft access.

### Bedroom

13'1" x 12'3"

UPVC double glazed window to front. Carpet, ceiling lights and radiator.

### First Floor Bathroom

9'6" x 5'4"

UPVC double glazed opaque window to side. Walk in shower cubicle, pedestal wash hand basin and low flush WC. Tiled wall and floor, ceiling light and towel heater.

### Front & Side Exterior

Lawned wrap around garden to front and side.

Paved driveway to front allowing offer road parking for two vehicles

### Rear Exterior

Private West facing lawned rear garden with Two Indian paved patio areas ideal for entertaining and BBQs. Mixture of established shrubs and trees. Summer house with power. Separate garden shed. Outside tap.

### Further Details

Tenure - Freehold

Council Tax Band - E

EPC Rating - D

