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ESTATE AGENTS

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**Lockwood Lane**  
, Easingwold, YO61 3GN  
£550,000



# Lockwood Lane , Easingwold, YO61 3GN

STYLE - Impressive Detached Home  
HIGHLIGHTS - Superbly Extended, Refurbished and Modernised,  
Oodles of Super Storage, Superbly Extended, Refurbished and  
Modernised  
THREE WORDS - Versatile. Space. Tranquility!





### Overview

Headline: "Exquisite 3-Bedroom Home with Ground Floor Double with Ensuite Along with Luxurious Features in Easingwold"

Step into a world of luxury with this exquisite 3-bedroom home, enjoying a private setting on the edge of a desirable development in Easingwold. Built in 2010, the current owners have extensively developed and refurbished this property creating a super stylish home. This property boasts a total of 1,686 sq. ft of versatile living space, a ground floor double with ensuite also offers the convenience of single level living.

It is a charming blend of elegant and contemporary style. With attention to detail and all the finishing touches any lucky buyer can simply move their furniture in and call it home!

As you enter through the secure front door, you're greeted by an inviting hallway with engineered oak flooring and Neville Johnson oak & glass staircase. The lounge is bathed in natural light from the window overlooking the front, it is a cosy retreat with a feature brick fire surround and a 4kw Dik Guerts log burner, perfect for those chilly evenings. The kitchen, refitted in July 2021, is a chef's dream with Cliveden Aspro Quartz worktops, a plethora of storage, and high-end appliances including NEFF "slide & hide" oven and warming drawer, BOSCH 4-burner gas hob, Meile dishwasher and Fisher & Paykel French style fridge/freezer.

The dining room, with its engineered oak flooring and fitted Magnet kitchen units incorporating an AEG fridge, freezer, wine chiller with black granite bar worksurface is ideal for entertaining guests and making cocktails! This leads to a spacious garden room with lantern ceiling and French doors connecting effortlessly to the outdoors. This space has been thoughtfully designed creating a versatile spot for entertaining or simply relaxing.

The ground floor also houses a double bedroom with Hammonds wardrobes and an ensuite, fitted with an Aqualisa thermostatic shower, ideal for a guest room or those buyers looking for single level living.

Upstairs, you'll find a large double bedroom with superb, fitted wardrobes and a family bathroom, refitted in 2016 with a freestanding oval bath and separate Aqualisa thermostatic shower. A third double bedroom and a study area complete the first floor.

Externally, the property boasts a driveway with parking for 4+ cars, a single garage, a carport, and a log store. The front garden is laid to lawn, while the landscaped rear garden features Indian sandstone paving, perfect for alfresco dining, enjoying summer BBQs with family and friends or simply relaxing with a glass of fizz! The circular lawned garden is well cared for with mature raised planted beds and decorative stones. There is also a sun-screened seating area for exceptionally sunny days!

This property is not just a home, but a lifestyle. With its high-speed broadband connectivity, LED lighting throughout, and a burglar/security alarm, every detail has been thoughtfully considered. The property is council tax band E and comes with gas central heating, double glazing, and a new Vaillant gas boiler installed in April 2021.

Please note that all visible electrical wall faceplates are BG Nexus polished chrome, and all internal doors are oak/glass or oak. The property also includes all curtains, rails, window vertical blinds, and Velux window blinds.

Experience the best of Easingwold with this stunning property.

### Agents Note

– See Agents for extensive list of works carried out.

### Services

Gas Central Heating, Vaillant Gas Boiler installed 2021. UPVC Double Glazing, Radiators with TRVs. Fibre Optic – High Speed Broadband. Gas and Electricity SMETS2 SMART meters installed.

## Floor Plan



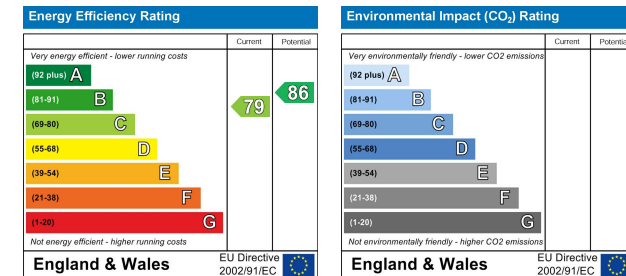
## Area Map



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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