



LEACROFT ROAD, PENKRIDGE



Ground Floor

Entrance Hall

Enter the property via a uPVC/partly double glazed door to the side aspect with obscured sidelight windows each side and having a ceiling light point, a central heating radiator, solid wood flooring, a carpeted stairway leading to the first floor and doors opening to the lounge/diner and the kitchen.

Lounge/Diner

11' 0" x 14' 4" (3.35m x 4.37m)

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, both ceiling spotlights and a ceiling light point, a central heating radiator, solid wood flooring and a brick-built feature wall with a multi-fuel log burner installed and a wooden mantel above.

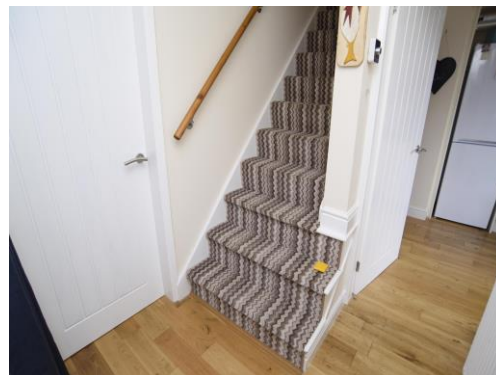
Kitchen

12' 8" x 15' 0" (3.86m x 4.57m)

Being fitted with a range of wall, base and drawer units with solid-wood worksurface over and having two uPVC/double glazed windows one to the side and one to the rear aspect, ceiling spotlights, a vertical central heating radiator, a ceramic, Belfast sink with a mixer tap fitted, tiled splashbacks, an electric, double oven integrated in a tall cabinet, an induction hob with a chimney style extraction unit over, plumbing for a washing machine, space for an upright fridge/freezer, solid wood flooring, doors opening to the downstairs WC and an under-stairway storage cupboard and a uPVC/double glazed door to the rear aspect opening to the garden.

Downstairs WC

Having a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, ceiling spotlights and tiled flooring.



First Floor

Landing

Having ceiling spotlights, access to the loft space, carpeted flooring and doors opening to both bedrooms and the shower room.

Bedroom One

11' 1" x 14' 5" (3.38m x 4.39m)

Having a uPVC/double glazed window to the front aspect, two ceiling light points, a central heating radiator, carpeted flooring and a fitted wardrobe with sliding doors.

Bedroom Two

9' 3" x 11' 2" (2.82m x 3.40m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and a door opening to a built-in storage cupboard.

Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a chrome-finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted, fully tiled walls, tiled flooring, an extraction unit and a double-width walk-in glass shower enclosure with a thermostatic shower installed.

Outside

Front

Having a lawn, a gravel/paved driveway suitable for parking multiple vehicles, a canopy porch over the front entrance and access to the rear garden and carport via double wooden gates.

Rear

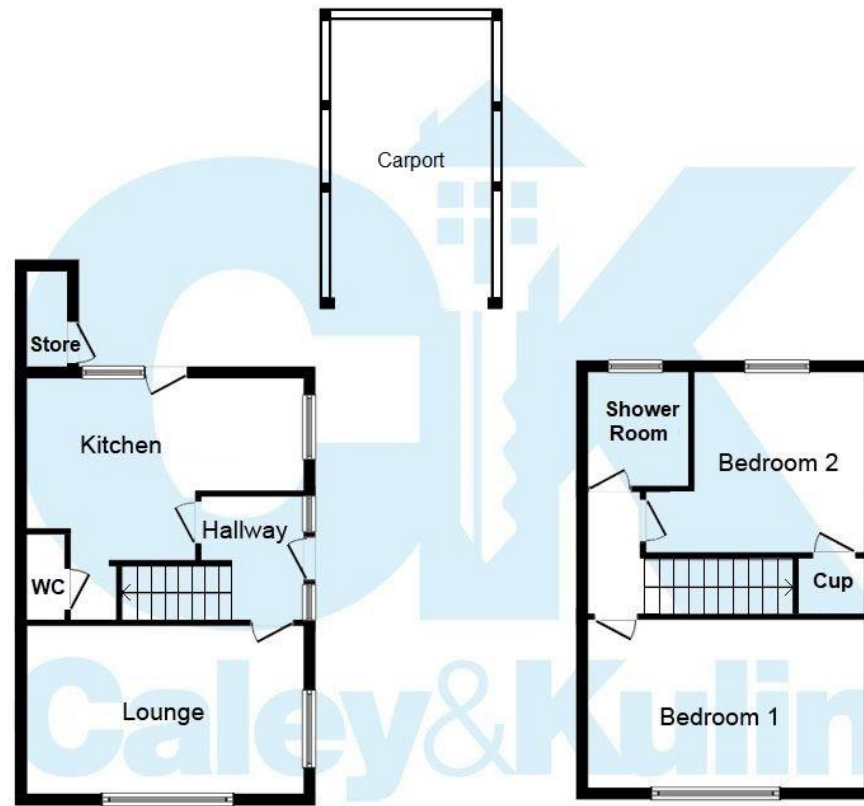
Backing onto the local school fields and having a large patio dining area, a carport, a lawn, courtesy lighting, a raised, planted border retained by a brick wall, decorative gravel areas and access to the front of the property via double, wooden gates.







* An immaculately presented family home with a rear garden that backs onto a school playing field *



Please note; this floorplan is for illustration purposes only and may not be a true reflection of the property's layout nor is this plan drawn to scale.

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Council Tax Band: B

EPC Rating: Awaiting EPC

Tenure: Freehold

Version: CK999/001



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