



HAMPSONS  
ESTATE AGENTS

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# Dionard Drive, New Lubbethorpe

Offers Over £390,000

4 3 2



Located on a corner plot with views over green space and countryside walks on your doorstep this immaculate four double bedroom detached home is offered for sale with approximately 9 years remaining on the builders NHBC warranty. Upon entry there is an entrance hall with upgraded polished floor tiles flowing through to the Kitchen Dining area, providing access to the downstairs WC and the Lounge. Having views to the front and side elevations the Living room is bright, a great area to relax. The open plan Kitchen Dining area is also bright and airy room with space for appliances and full height bay with double doors to the garden. The first floor has two double bedrooms one with ensuite and a main bathroom. The second floor has two double bedrooms one with jack and jill ensuite. Outside the garden is enclosed and laid to lawn with further borders to the front and side. A single garage and driveway is tucked down a private drive.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropix 02022



Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

