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Strathy Close, New Lubbesthorpe

Offers Over £400,000

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Hampsons Estate Agents are delighted to present to the market this most attractive four double bedroomed detached home, positioned ideally in a cul-de-sac in a sought after location on the edge of the New Lubbesthorpe development close to open countryside. Constructed by Davidsons Homes in 2017, the property benefits from the remainder of the builders guarantee and has been built to a high specification throughout.

The internal accommodation comprises in brief; a welcoming entrance hall with a staircase rising to the first floor and a handy storage cupboard under. A door to the right leads into an extremely generous lounge with a Georgian style window to the front. To the rear of the property there is an excellent kitchen/diner which is fitted with a range of wall and base units with a host of fitted appliances and French doors opening to the garden. There is a utility room adjacent with a door leading to a downstairs WC.

To the first floor there is a fabulous and spacious master bedroom with an en-suite shower room off. There are three further double bedrooms providing ample space for the growing family and completing the first floor accommodation is a family bathroom with a four piece suite including shower cubicle and bath.

Externally to the front there is a pleasant lawned garden with a driveway affording off road parking for two cars leading to an integral garage which is part plastered and has an up and over door with a courtesy door to the interior.

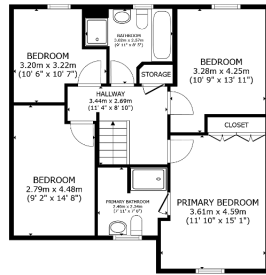
There is a gated path to the side of the property leading to a majority lawned rear garden with a flagstoned patio area.

We understand that the property is of traditional means of build and is connected to mains electricity, gas, water and drainage to the public sewer. Broadband internet and mobile telephone coverage can be found on the Ofcom website.

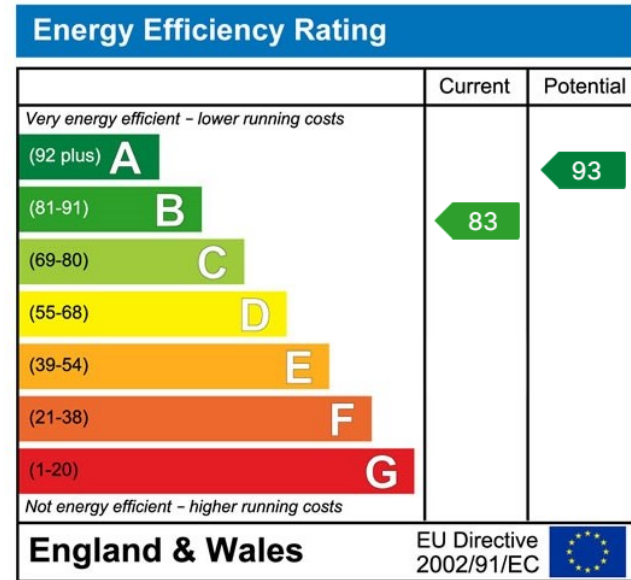
There is a service charge payable for the upkeep of the communal areas of the development and we are informed that this is currently £44 per month.



- Four Double Bedrooms
- Detached Home
- Davidsons Built
- Perfect Family Home
- Spacious Lounge
- Dining Kitchen
- Cul-de-sac Position
- Integral Garage
- EPC Rating B, Council Tax Band E
- DRAFT DETAILS



GROSS INTERNAL AREA
 FLOOR 1 50.7 m² (546 sq.ft.), FLOOR 2 71.7 m² (772 sq.ft.)
 EXCLUDED AREAS - GARAGE 17.2 m² (185 sq.ft.) SHED 2.2 m² (24 sq.ft.)
 TOTAL - 122.5 m² (1,319 sq.ft.)
MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.



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.

