



01947 601301



44 LOWDALE LANE, SLEIGHTS

3 BED DETACHED BUNGALOW



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PROPERTY FEATURES

- Detached Chalet Bungalow with a South-Facing Garden
- Spacious Lounge with French Doors onto the Garden
- Downstairs Bedroom & Modern Shower Room
- 3 Double Bedrooms with Built-in Wardrobe
- Gas Central Heating & Double-Glazing Throughout
- Triangular Plot with Low-Maintenance Garden
- Garage & Gated Driveway with Parking for 3 Cars
- Idyllic Location with Views of the Cricket Field

Type: **DETACHED BUNGALOW**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **SOUTH FACING GARDEN**
Tenure: **FREEHOLD**

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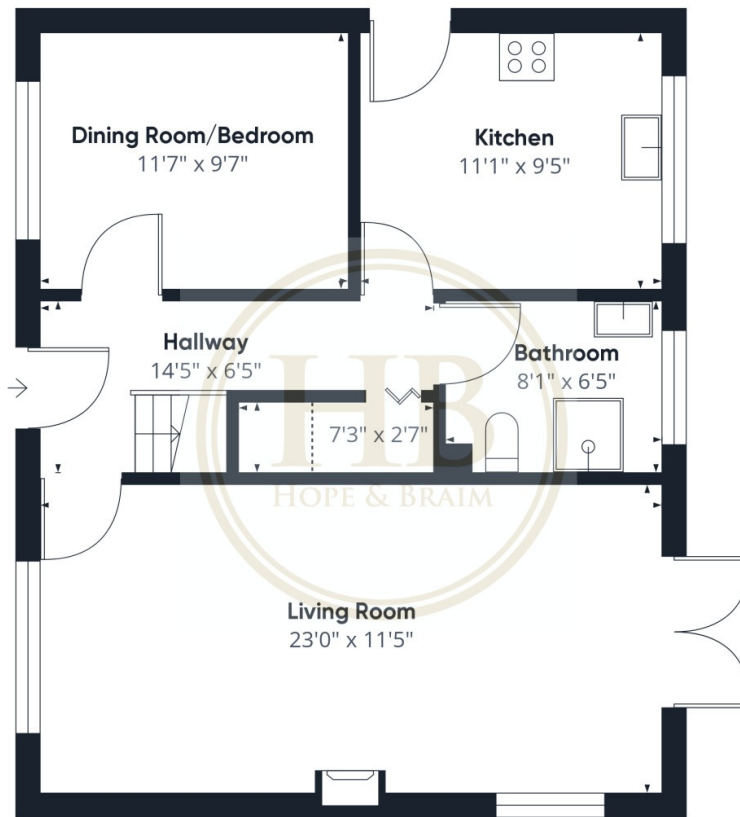
44 LOWDALE LANE, SLEIGHTS- 3 bed Detached Bungalow -£365,000



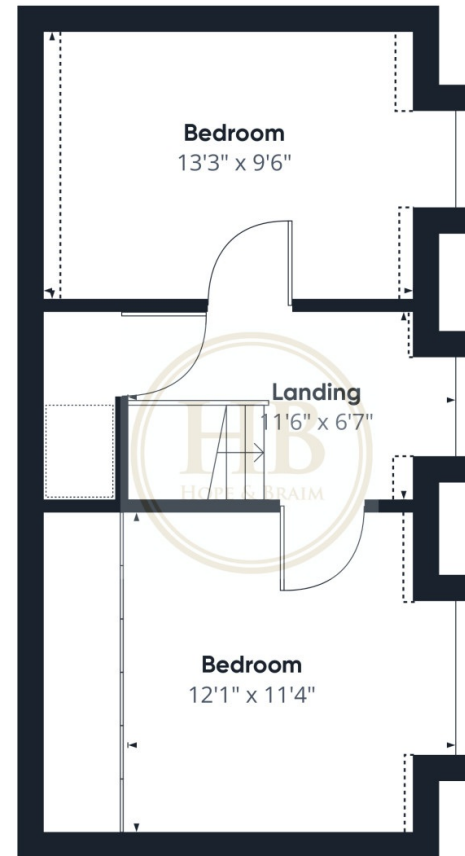
Hope & Braim are delighted to present 44 Lowdale Lane in Sleights to the market. Occupying an idyllic plot next to the village cricket field and bordered by a beck is this detached chalet bungalow with its south-facing garden that enjoy open views. The property is stone-built and has been well-maintained with the benefit of gas central heating and double-glazing throughout. There is a spacious lounge the full depth of the house with glazed doors in the rear façade that open onto the garden and afford views across the field. A second reception room can be used as either a separate dining room or as a downstairs bedroom. The kitchen has a good range of pine cabinets with integrated appliances and a window overlooking the garden. There is a downstairs bathroom with a modern three-piece shower suite, whilst upstairs there are two double bedrooms, both with dormer windows to the rear, and the principal bedroom having built in wardrobes. Outside the gated driveway has recently had a resin bonded surface giving a smart appearance and has space for up to three cars, plus there is a detached, single garage. The gardens have been landscaped to create low-maintenance garden using shale and has a timber deck and summerhouse.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
990.82 ft²

Reduced headroom
17.65 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

