



01947 601301



79 LOWDALE LANE,
SLEIGHTS

5 BED DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Detached Edwardian House with a Large Garden
- 2,350 sq ft of Accommodation over 3 Floors
- 2 Reception Rooms with Fireplaces & High Ceilings
- Breakfast Kitchen with AGA and Integrated Appliances
- Glazed Entrance Porch & Sun Room/Home Gym
- 5 Double Bedrooms & 3 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Third-of-an-Acre Gardens with a Garage & Outbuilding

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **5**

Bathrooms: **3**

Reception Rooms: **2**

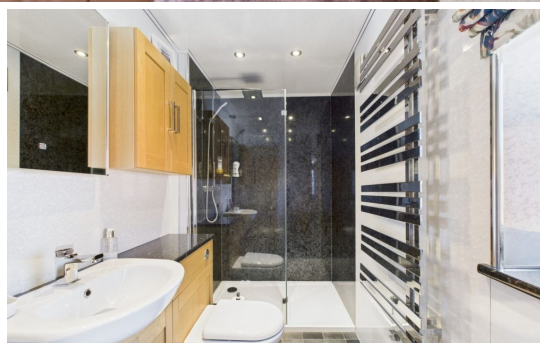
Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



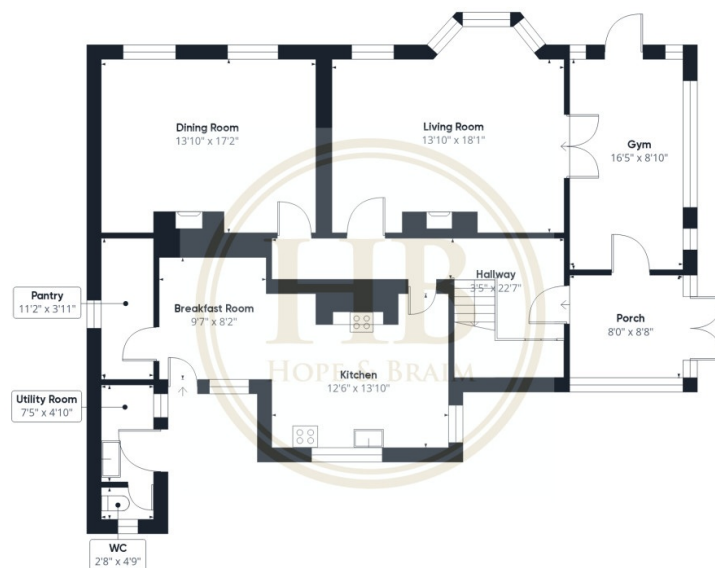
79 LOWDALE LANE, SLEIGHTS- 5 bed Detached House -£600,000



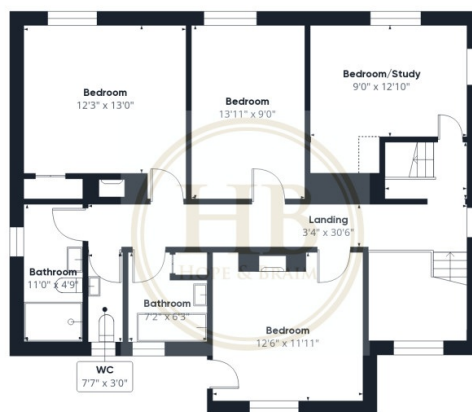
Hope & Braim are delighted to present 79 Lowdale Lane in Sleights to the market. This handsome detached residence is nestled within mature gardens on a third-of-an-acre plot located at the bottom of the village, close to the Train Station and Cricket Field. With its distinctive red brick façade and slate roof, this Edwardian Home has many period features inside including high ceilings and fireplaces, along with modern gas central heating and double-glazing throughout. There are two equally sized reception rooms, both with fireplaces and ornate ceiling moldings, with the lounge having a large Bay Window overlooking the garden and a log burning stove in the fireplace to add warmth and character. The kitchen has recently been upgraded with new cabinets and a kitchen island/breakfast bar and has a brick inglenook fireplace with an AGA set within. There is also a pantry cupboard and an adjoining utility room with a sink and plumbing and an outside WC. A sun room is accessed through a glazed entrance porch or through double doors in the lounge and is currently used as a gym, but could also be used as an artist's studio or home office. Upstairs there are four double bedrooms, two bathrooms, one having a bathroom suite and the other a shower suite, plus there is a separate WC. The loft space has been converted into a guest suite comprising a fifth double bedroom with a shower and en suite WC. Outside there is a long, gravelled driveway leading up to the house and offering ample parking along with a garage/store. The gardens are lawned with mature trees and shrubs that screen the house from the road below, giving privacy to the outdoor terrace that is ideal for family BBQs.



79 LOWDALE LANE, SLEIGHTS- 5 bed Detached House -£600,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

2354.05 ft²

Reduced headroom

85.08 ft²

(1) Excluding balconies and terraces

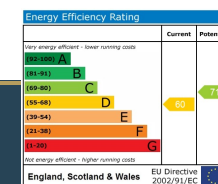
Reduced headroom

..... 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



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.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

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.

