



**Asking Price £275,000**

**TENURE : FREEHOLD**

**Leakhill, DN15**

**Bedrooms : 3**

**Bathrooms : 3**

**Reception Rooms : 2**

**Popular rural location**

**Integral garage**

**Private walled garden**

**En-suite bathroom**

**Off road parking**

**Double bedrooms**

**Louise Oliver Properties Limited**  
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Welcome to this well-presented three bedroom detached family home, nestled on Leek Hill in Winterton. Situated on a spacious plot with a high walled garden ensuring privacy, this property also boasts generous off-road parking.

Upon entering through the recessed entrance hall with a single uPVC door, you are greeted by a modern ground floor WC and built-in closet storage. Internal access leads to the single garage. The main living areas feature an open plan layout, including a spacious family diner accommodating a 10-seat dining table, and a cosy lounge with twin windows overlooking landscaped gardens. A feature wood staircase leads to the first floor. The family kitchen is well-equipped with gloss fronted wall and base storage, stainless steel sink and drainer, Rangemaster twin oven with extractor over, plumbing for white goods, and ample storage. The kitchen opens to a large utility room with plumbing for two washers and space for multiple freestanding white goods. The first floor comprises three double bedrooms, with the master bedroom featuring a three-piece En-suite bathroom with shower over bath and dual aspect windows. The second bedroom also enjoys dual aspect windows. A shared shower room offers a corner mains fed shower unit, close coupled toilet, and vanity hand basin. Completing the first floor is an easterly facing balcony with fantastic views across the rural town, ideal for enjoying seasonal displays and town fairs.

Externally, the property features a double gated driveway offering off-road parking for two vehicles, with additional rear parking via a gated driveway. The large gardens include a manicured lawn, raised terrace seating area, external security lighting, and an external water supply with hot and cold taps.

Located in a picturesque setting with surrounding rural landscapes, the property offers convenient access to local amenities including Co-Op stores. The area is also served by good OFSTED rated primary and secondary schools.

This family home on Leek Hill combines modern living with spacious accommodation and scenic views, making it an ideal choice for discerning buyers seeking a tranquil yet convenient lifestyle.

#### **Entrance Hall**

Main entrance with uPVC door featuring obscure glazed panels, laminate flooring, radiator, built-in closet, and ceiling light.

#### **WC** *1.80m x 1.20m*

Ground floor WC, accessible from the main entrance hall, features tiled walls and flooring, low flush ceramic basin, two-door vanity sink, extractor, radiator, rear obscure glazed uPVC window, and ceiling light.

#### **Garage** *5.11m x 3.04m*

Single integral garage with internal access, featuring an up-and-over front door, rear window, and lighting.

#### **Dining Room** *5.77m x 2.57m*

Dining room with laminate flooring, radiator, side window, and access to the kitchen. Open plan to the lounge.

#### **Lounge** *6.47m x 3.78m*

Front aspect lounge with dual aspect uPVC windows, open wood stairs to the first floor, single door to the entrance hall, and wall lighting.

#### **Kitchen** *3.63m x 3.33m*

Kitchen with cream gloss wall and base units, five-ring Rangemaster twin oven with extractor, radiator, tiled flooring, recessed wall shelving, stainless steel sink and drainer, rear aspect uPVC window, and sensor ceiling lights.

#### **Utility** *3.79m x 1.64m*

Spacious utility room with space for freestanding white goods, plumbing for two washers, room for upright fridge freezers, tiled flooring, radiator, side aspect uPVC window, and a single uPVC door to the garden.

#### **Master Bedroom** *3.60m x 3.45m*

Master bedroom with adjacent En-suite bathroom, wood flooring, radiator, rear aspect uPVC window, and ceiling light.

**En-Suite Bathroom** *3.18m x 1.80m*

En-suite bathroom with P-shaped panel bath and mains fed shower, tiled walls and flooring, ladder-style towel radiator, built-in storage, close coupled toilet, pedestal sink, ceiling spotlights, and front aspect obscure glazed windows.

**Bedroom Two** *3.65m x 3.63m*

Double bedroom with wood laminate flooring, dual aspect uPVC windows, radiator, and ceiling light.

**Shower Room** *2.25m x 2.16m*

Family shower room featuring tiled walls and flooring, mains-fed corner shower with double-door access, close coupled toilet, vanity hand basin, extractor unit, radiator, eaves storage, front aspect obscure glazed window, and ceiling spotlights.

**Bedroom Three** *4.48m x 2.42m*

Double bedroom with wood laminate flooring, twin aspect uPVC windows overlooking the balcony at the front, radiator, and ceiling lights.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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