

## Property Particulars

### Lea Road, Lea.



- **Detached True Bungalow**
- **Approx 0.25 Acre Plot**
- **Three Bathrooms**
- **Three Reception Rooms**
- **Exceptional Amount of Internal & External Space**
- **Four Bedrooms**
- **Utility Room**
- **Grand Entrance Hall**

**£395,000**

A fabulous opportunity to purchase a very large property on a great size 1/4 acre or thereabouts plot. Currently the ground floor has the majority of the accommodation with four great size bedrooms, three spacious reception rooms, generous dining kitchen utility room and ground floor WC, utility room and two bathrooms. A very open and spacious hallway and staircase to the first floor where there are a further three loft rooms. Outside creates a real oasis being set in circa quarter acre plot with lots of hard landscaped driveway parking to the front, side and rear and well stock and planned garden areas. There is a selection of outbuildings comprising double garage, single garage and garden room. The property offers so much space, this wonderful home could easily be utilised to incorporate an annexe and possible further building regulations placed to create what could be a six or seven bedrooms family home. Viewing is essential to fully appreciate the position, size, setting, grounds and all around versatility of this amazing property. Offer with No Chain Delay, great local schools, services and easy motorway connectivity.

**Entrance Hall - 15' 1" x 8' 6" (4.59m x 2.59m)**

A space with ceiling lights and radiator, doors off and stairs to first floor.



**Front Lounge - 27' 6" x 13' 2" (8.38m x 4.01m)**

With a uPVC double glazed window to the front, Adam style fire surround, radiator and ceiling light.

**Kitchen - 12' 10" x 16' 8" (3.91m x 5.08m) into walk in**

A well designed and equipped fitted kitchen with a range of wall, drawer and base units with contrasting working surfaces, gas hob, double stainless steel sink and double drainer, uPVC double glazed window to the rear and open access to area with further storage cupboards providing airing as there is a radiator



**Utility room - 5' 11" x 6' 1" (1.80m x 1.85m)**

With Belfast sink, uPVC double glazed door to rear and doors to cloaks W.C.

**Dining Room - 12' 10" x 11' 10" (3.91m x 3.60m)**

Being adjacent to the kitchen with uPVC double glazed window to the front, ceiling light and coving.



**Large Rear Lounge - 12' 10" x 13' 0" (3.91m x 3.96m)**

Being well placed next to an inner hall area which provides access to two further bedrooms and a shower room but could make an ideal annex and provide a living room to the rear, bedroom and shower room. The lounge is a great size and benefits from overlooking the private and well established rear garden. There are uPVC double glazed windows to the rear and side and uPVC double glazed French door with further side window, radiators and wall lights.

**Inner Hall -**

**Shower Room - 11' 4" x 5' 4" (3.45m x 1.62m)**

With a three piece suite comprising concealed cistern W.C. wash hand basin set on a vanity unit and step in shower compartment with glazed screening and mains shower, opaque uPVC double glazed window.



**Bedroom One - 14' 8" x 10' 0" (4.47m x 3.05m)**

With uPVC double glazed French doors overlooking and accessing the rear, built in wardrobes, ceiling light and radiator.



**Bedroom Two - 14' 7" x 9' 9" (4.44m x 2.97m)**

With uPVC double glazed window to the side, wall and ceiling lights and built in wardrobes.

**Second Inner Hall -**

With recessed cloaks storage area and door off to the remaining ground floor accommodation.

**Bedroom Three - 14' 9" x 10' 5" (4.49m x 3.17m)**

With uPVC double glazed window to the side, radiator and ceiling light.



**Bedroom Four - 12' 9" x 8' 3" (3.88m x 2.51m)**

With uPVC double glazed window to the front, built in wardrobes, ceiling light and radiator

**Family Bathroom - 11' 4" x 6' 9" (3.45m x 2.06m)**

With a four piece suite comprising concealed cistern W.C. wash hand basin set on a vanity unit, panelled bath with shower over and shower compartment with electric and mains shower.



**First Floor Landing -**

**Loft Room One - 17' 3" x 9' 5" (5.25m x 2.87m)**

**Loft Room Two - 14' 7" x 12' 10" (4.44m x 3.91m)**

**Loft Room Three - 14' 2" x 9' 7" (4.31m x 2.92m)**

**Outside -**

Benefitting from a fabulous size plot circa 0.24 acres.

**Front -**

There is ample driveway parking, space extending to wrought iron secure double gated side access.

**Side and Rear Garden -**

The quality driveway further extends to the rear providing hard standing area, turning area and approach to a double and single garage.



**Rear Garden Area -**

The garden area extends to provide further rear side area and immediate rear where there is a great selection of mature plants and shrubs, trellis area and lawn. There is also an additional outbuilding great for further storage or a summer house.

**Double Garage - 19' 7" x 16' 3" (5.96m x 4.95m)**

With an electric up and over door, power and light and personal door accessing outbuilding.

**Outbuilding - 20' 0" x 10' 0" (6.09m x 3.05m)**

**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**