



28 BARROWBY LANE

LEEDS, LS15 8QE

£850,000
FREEHOLD

Built by the current owner to the highest standard, Barrowby Lane offers stylish contemporary living just a stones through from the outstanding local amenities, such as The Springs, Colton Retail Park and Crossgates Station.

Don't Miss Out - Contact Monroe to arrange your viewing today!

MONROE

SELLERS OF THE FINEST HOMES

28 BARROWBY LANE

- Spacious Detached Property • Stunning Throughout • Five Bedrooms • Four Bathrooms • Electric Gates • Double Garage • Outbuilding/Home Office • South Facing • Excellent Location • Travel Links



Monroe is pleased to present an exquisite five-bedroom residence situated behind electric gates, designed to the highest specifications and now on the market. This remarkable property offers a luxurious living experience characterised by bright and spacious interiors, a double garage, and a south-facing garden. With an expansive total of 3,318 square feet of living space, it provides a comfortable and inviting environment.

Upon entering, you are greeted by a hallway that leads into a formal lounge featuring a beautiful log burner. The property also includes a cinema room/family room, a WC, and a utility room.

The expansive open-plan living area, crafted by Howarth Timber, combines the kitchen, dining, and lounge spaces, all filled with abundant natural light and finished to an exceptional standard. The kitchen is equipped with high-quality Bosch appliances, a built-in hot tap, a kitchen island, and bi-fold doors that open to the south-facing garden. Additionally, this home comes with underfloor heating.

This fantastic property also features a utility room and a guest WC. A portion of the garage has been converted into a study and a storage cupboard.

Upstairs, the layout offers four inviting bedrooms. One of the bedrooms is particularly luxurious, as it includes a

sleek modern en-suite bathroom and a stylish dressing area fitted with wardrobes. There is also another en-suite bathroom and a separate house shower room.

Outside, the rear garden is south-facing and boasts a spacious lawn, along with a stunning patio area. It also includes an outbuilding, perfect for use as a home office, workshop, or gym ideal for entertaining family and friends.

Contact Monroe today to schedule a viewing of this stunning, high-specification property that is ready to move into and not to be missed.

ENVIRONS

Situated in a highly convenient and popular area east of Leeds, this location boasts a variety of local attractions and amenities. Temple Newsam House is just a short distance away, accompanied by its beautiful grounds and golf course. There are several schools for children of all ages, local parks, and excellent shopping facilities. The Springs at Thorpe Park features a diverse selection of restaurants and a cinema.

Halton and Colton, you'll find numerous restaurants, pubs, microbars, and accommodation options for overnight stays. For commuters, there is excellent vehicular access to the A63, A58, A64, and A1/M1 links.

REASONS TO BUY

- Detached Family Home
- High Spec Throughout
- Superb amenities nearby
- Five Bedrooms
- South Facing Garden
- Driveway & Electric Gates

SERVICES

We are advised that the property has mains water, electricity, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

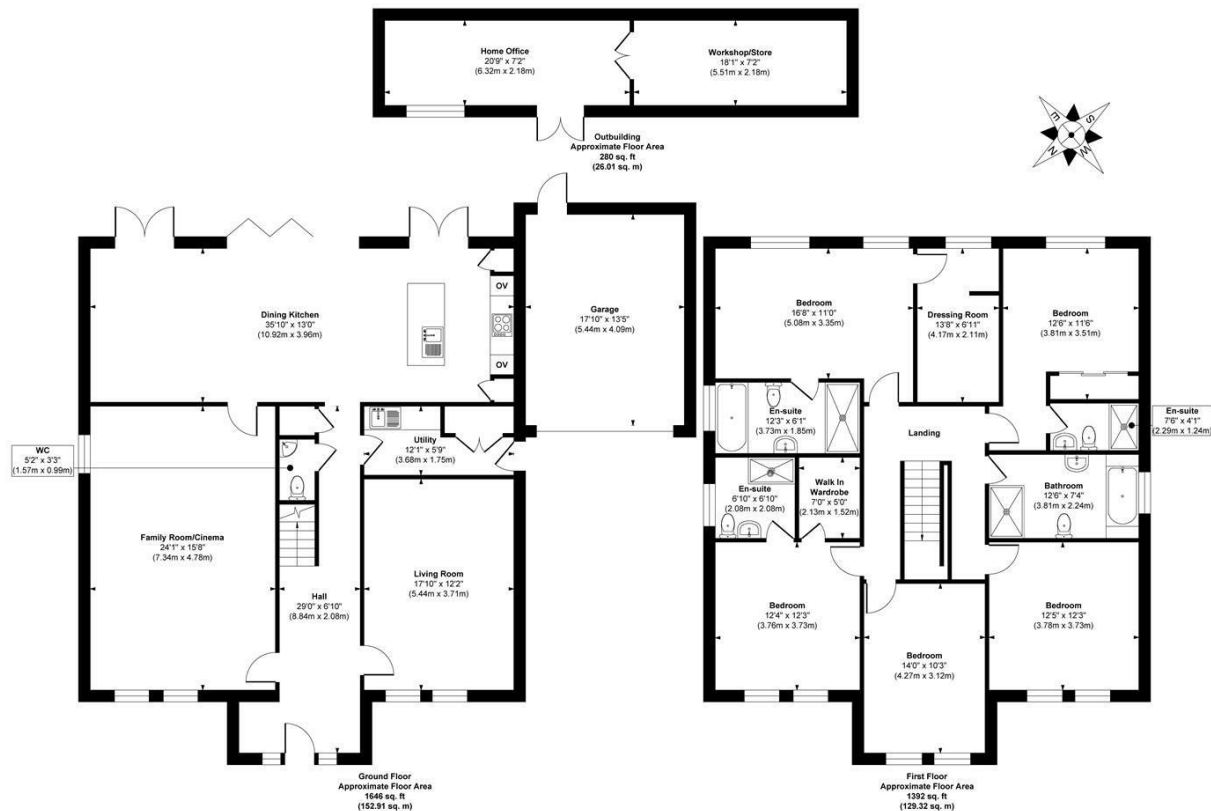
VIEWING ARRANGEMENTS

Please note that some images have been created using CGI.

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 3318 sq. ft / 308.24 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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