



**South End Lane, Northall, LU6 2EX**  
**Asking price £400,000**

**Sears & Co**  
estate & letting agents

**\*\*NO UPPER SALES CHAIN\*\***

A WELL PRESENTED, three bedroom end of terrace family home with accommodation arranged over three floors and spanning in excess of 1000 SQFT, situated in this popular position on South End Lane, Northall, LU6.

The ground floor layout includes an entrance hallway, 18FT OPEN PLAN living/dining room, REFITTED kitchen and a w/c. The first floor is occupied by two bedrooms and a MODERN shower room. Stairs then lead to the second floor accommodation which includes the principal bedroom with a BALCONY and EN SUITE.

Externally the property further benefits from ALLOCATED PARKING, an area of front garden and a DELIGHTFUL private rear garden. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

### Front Door

#### Entrance Hallway

Parquet wood flooring. Storage cupboard. Stairs rising to the first floor accommodation. Radiator. Access into the kitchen, w/c and living/dining room.

#### Living/Dining Room

Double glazed bi folding doors leading to the rear garden. Recessed down lighting. Parquet wood flooring. Two radiators.

#### Kitchen

Double glazed window. Fitted with a range of base level units with granite work surfaces over, also forming upstands and drainer groves. Tiling to splash back areas. Integrated oven with hob and extractor over. Integrated fridge freezer and dishwasher. Space for a freestanding washing machine. Inset sink with mixer tap. Tiled flooring. Recessed down lighting. Radiator.

#### W/C

Fitted with a pedestal wash hand basin and a low level w/c. Radiator. Tiled flooring. Extractor fan.

### First Floor Landing

Two storage cupboards. Stairs rising to the second floor accommodation. Access into two bedrooms and the shower room.

#### Bedroom Two

Two double glazed windows. Radiator. Built in wardrobes.

#### Bedroom Three

Double glazed window. Radiator.

#### Shower Room

Fitted with a three piece suite to include a shower enclosure with rainfall style shower head and glass screen, vanity wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Recessed down lighting. Extractor fan. Heated towel rail.

#### Principal Bedroom

Double glazed doors leading to small walk out balcony. Built in wardrobes. Radiator. Access into the loft. Access into the en suite.

#### En Suite

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath, quadrant shower enclosure, cabinet enclosed wash hand basin and low level w/c. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan. Chrome heated towel rail.

#### To The Front

An area of front garden laid with loose stones. Outdoor light. Outdoor tap. Pathway to the front door. Gated side access leading to the rear garden.

#### To The Rear

A private garden arranged with areas of patio and lawn. Planted boarders. Enclosed by timber panel fencing. Gated side access.

#### Externally

The property further benefits from two allocated parking spaces in a tandem arrangement. The owners have advised there is a shared responsibility for the upkeep of the road into the development, this information should be confirmed by solicitors before any agreement to exchange contracts.

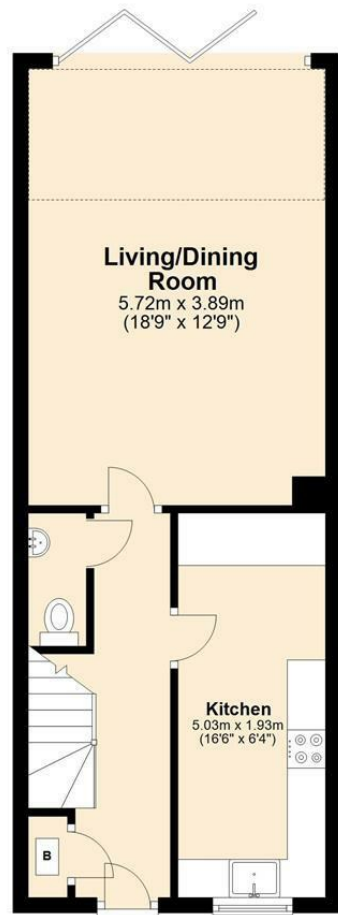


**Sears & Co**

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### Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



### First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



### Second Floor

Approx. 24.3 sq. metres (261.7 sq. feet)



Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

This Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright SKMSTUDIO

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	84 B

