



16 Leverton Road, Sturton-
Le-Steeple, DN22 9HE



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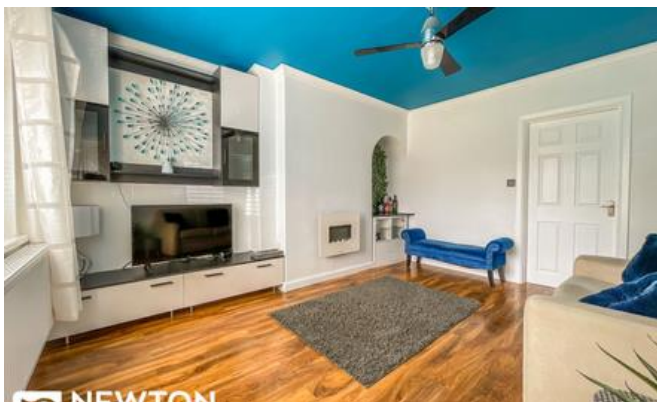
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£180,000

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This traditional semi-detached home is situated in the rural village of Sturton-le-Steeple, with open views to the rear. The property sits within grounds measuring 1/10th acre, with ample off-road parking to the front and an extensive garden to the rear. Accommodation briefly consists of a sitting room, kitchen, utility room, two double bedrooms and a contemporary bathroom.





RECEPTION HALL

1.30m x 1.00m (4'4" x 3'4")

Double glazed obscure front entrance door, timber effect flooring, double panel radiator, wall mounted thermostat, staircase leading to 1st floor.

SITTING ROOM

4.30m x 3.60m (14'1" x 11'10")

Double glazed window to front aspect, double panel radiator, timber flooring continuing from the reception hall, wall mounted electric fire, television point.



KITCHEN

3.20m x 2.50m (10'6" x 8'2")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect work surfaces. Appliances include a 'Zanussi' electric oven, a 'Cooke & Lewis' four ring electric hob with extractor hood above, an integrated wine cooler and an integrated undercounter fridge. The kitchen also has a 'Franke' one and a half bowl sink and drainer, double glazed window to rear aspect, and matching obscure glazed door to rear, timber effect flooring.



UTILITY ROOM

2.20m x 1.20m (7'2" x 3'11")

Power and light, space and plumbing for washing machine.

1ST FLOOR-LANDING

Double glazed window to right aspect, hatch accessing roofspace.

BEDROOM ONE

4.60m x 3.30m (15'1" x 10'10")

Double glazed window to front aspect, double panel radiator, television point.

BEDROOM TWO

3.30m x 2.60m (10'10" x 8'6")

Double glazed window to rear aspect, double panel radiator, cupboard housing hot water storage tank.

BATHROOM

2.10m x 1.90m (6'11" x 6'2")

Panel bath with mains fed shower above, low-level flush WC with concealed cistern, wash hand basin with toiletry storage drawer below, double glazed obscure window to rear aspect, fully tiled walls to the areas of sanitary ware, tile effect flooring, ladder, style towel radiator.

GARDENS & GROUNDS

The property features an excellent-sized driveway to the front providing parking for several vehicles. A gate accesses a further parking to the area to the right of the property as well as a useful garden store. The rear garden is laid mainly to lawn and enclosed behind fencing and hedging to all aspects.

TENURE

Freehold

COUNCIL TAX

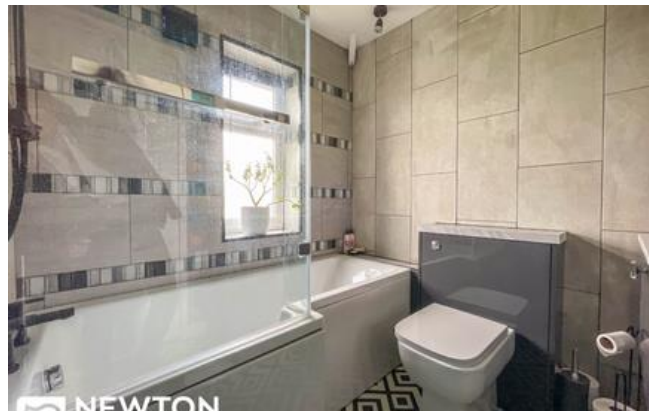
Band A

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

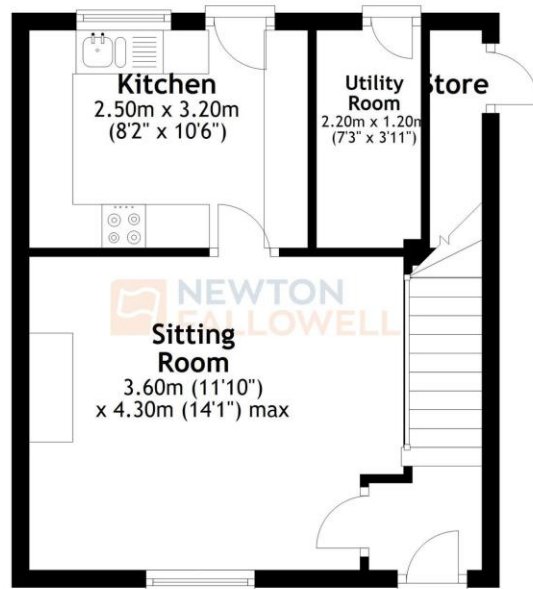
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



Floorplan

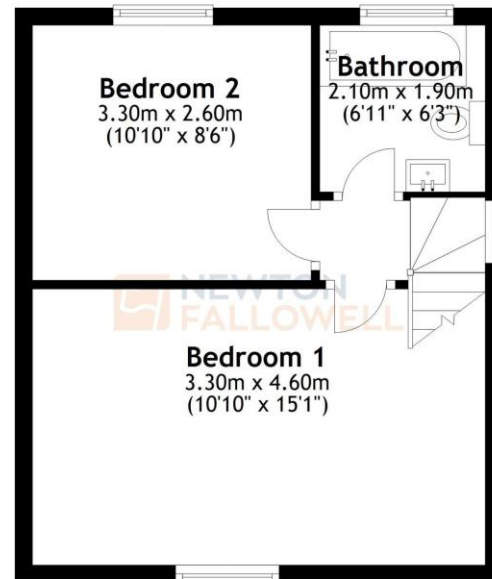
Ground Floor

Approx. 31.9 sq. metres (343.2 sq. feet)

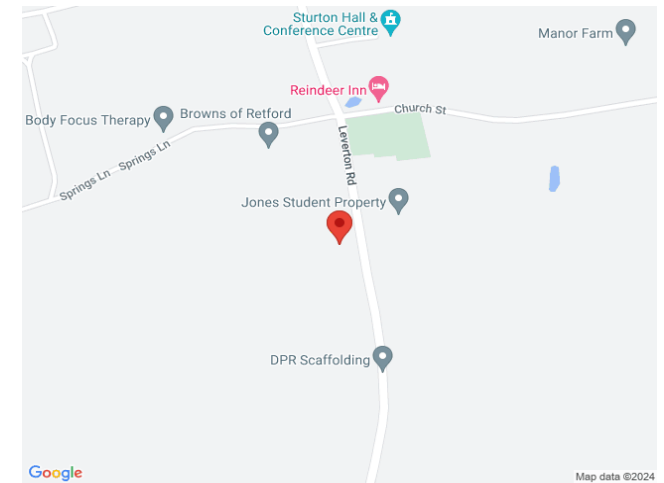


First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 62.4 sq. metres (671.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		87
C	(69-80)		
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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