



2 Keeton Way, North
Leverton, DN22 0AQ



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£175,000

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Offered with no upward chain, this three-bedroom terraced property is located in a well-served village boasting a primary school, public house and convenience store. Accommodation consists of a dual-aspect lounge, kitchen, three bedrooms and a bathroom. The property sits within a good-sized plot, with an extensive lawned rear garden as well as ample off road parking to the front aspect.



 **NEWTON FALLOWELL**



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RECEPTION HALL 2.25m x 2.92m (7'5" x 9'7")

Double glazed obscure front entrance door, double glazed window to front aspect leading to 1st floor, tile effect flooring, panel radiator.

SITTING ROOM 3.61m x 6.43m (11'10" x 21'1")

Double glazed window to front aspect, matching door to rear aspect leading out to rear garden, double panel radiator, television point.

KITCHEN 2.9m x 3.26m (9'6" x 10'8")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll top work surfaces. 'Stoves' four ring electric hob with extractor hood above, 'Diplomat' electric fan assisted oven, space and plumbing for washing machine, space and supply for upright fridge freezer, one and a half bowl sink and drainer, tile effect flooring, double glazed door with matching sidelights leading out to rear garden.

1ST FLOOR-LANDING

Hatch accessing roof space, double glazed window to front aspect, doors leading to all first floor accommodation.

BEDROOM ONE 3.31m x 4.35m (10'11" x 14'4")

Double glazed window to front aspect, panel radiator, wardrobe unit.

BEDROOM TWO 3.02m x 3.1m (9'11" x 10'2")

Double glazed window to rear aspect, single panel radiator.

BEDROOM THREE 1.99m x 3.3m (6'6" x 10'10")

Double glazed window to rear aspect, single panel radiator.

BATHROOM 2m x 2.08m (6'7" x 6'10")

Panel bath with handheld shower attachment, pedestal wash hand basin, low-level flush WC, single panel radiator, double glazed obscure window to rear aspect, fully tiled walls to sanitary ware, extractor fan, vinyl floor covering.

GARDENS & GROUNDS

To the front, there is an excellent-sized concrete driveway suitable for parking three vehicles. The remainder of the garden at the front is pebbled with fencing and wrought iron railings. A door accesses the ginnel, leading to the rear garden. The garden to the rear is laid to lawn and enclosed behind a mixture of fencing and hedging; there are three external stores (one containing the oil-fired central heating boiler, another containing an external w.c.), the oil storage tank and a pebbled patio area to the front section of the garden.

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.

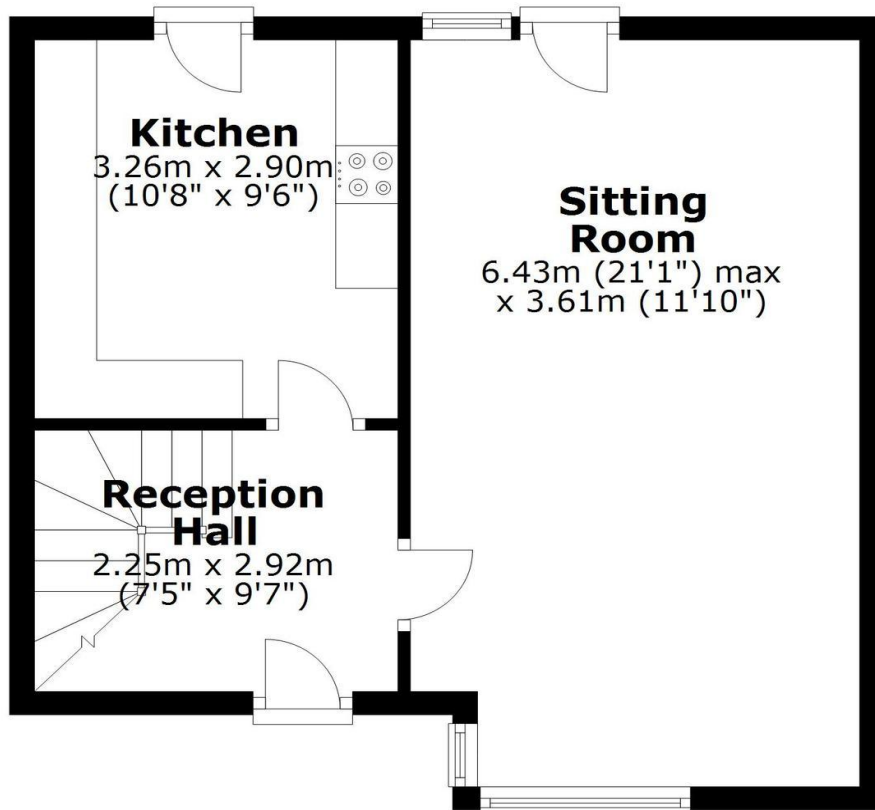
DISCLAIMER

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.



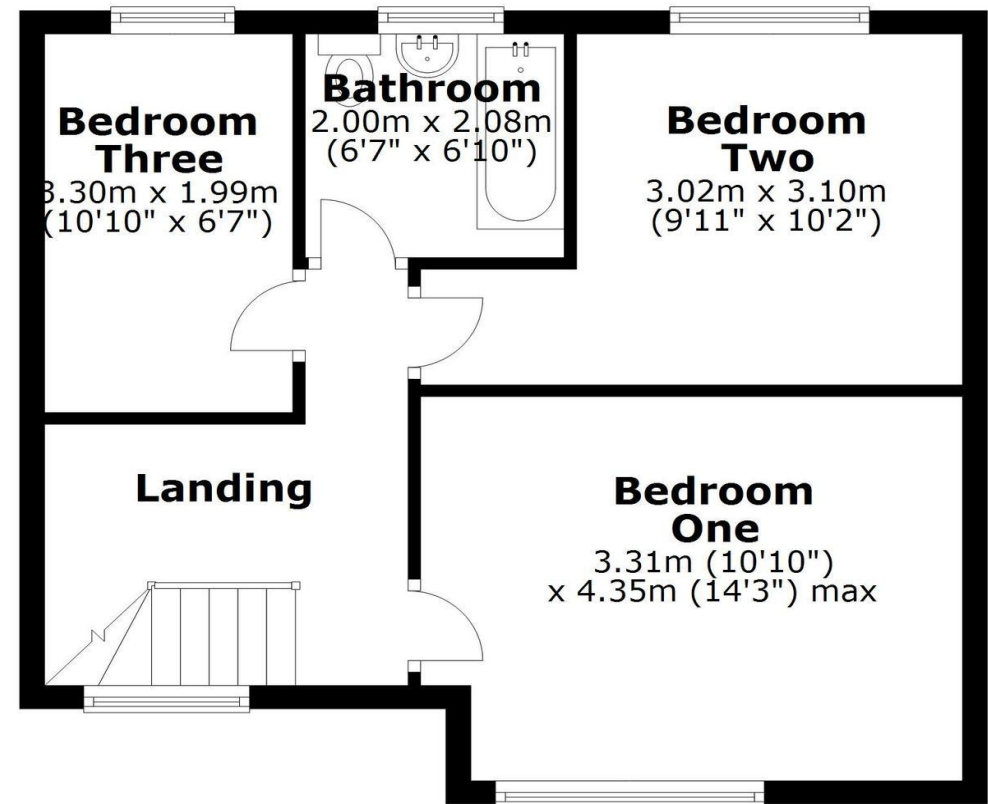
Ground Floor

Approx. 39.5 sq. metres (424.8 sq. feet)

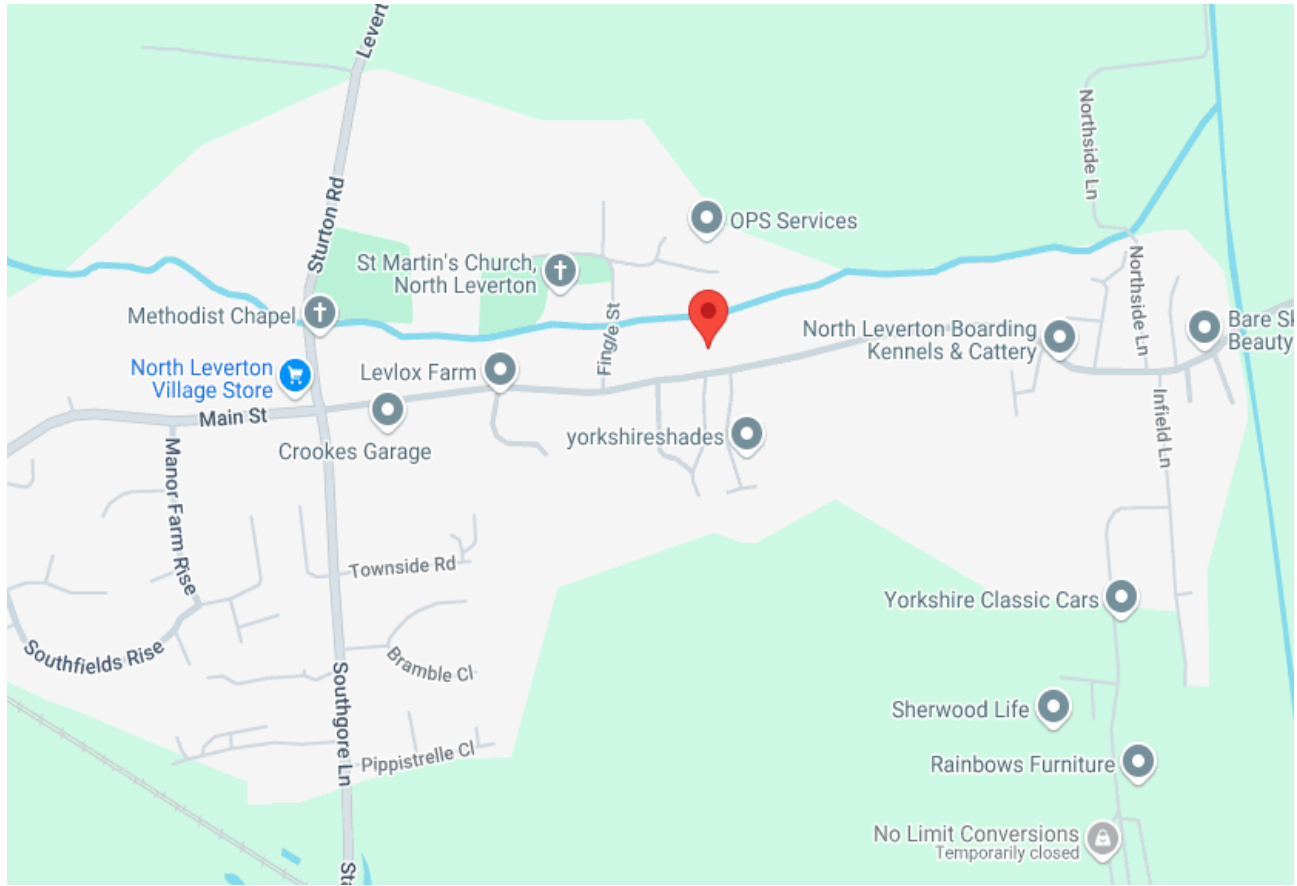


First Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



Total area: approx. 84.3 sq. metres (907.4 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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