



13-19 High Street, Elkesley, DN22
8AJ



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Offers in excess of £280,000



Welcome to High Street, Elkesley, a beautifully designed four-bedroom, two-bathroom new-build home perfect for modern family living. Spanning three floors, this spacious semi-detached property features a generous open-plan kitchen/diner with direct garden access, separate reception room, and a convenient ground floor WC. The top floor is a private retreat, housing a luxurious primary suite complete with a walk-in wardrobe and en-suite. This home offers the perfect blend of style, comfort, and practicality. **FOUR PROPERTIES AVAILABLE.**



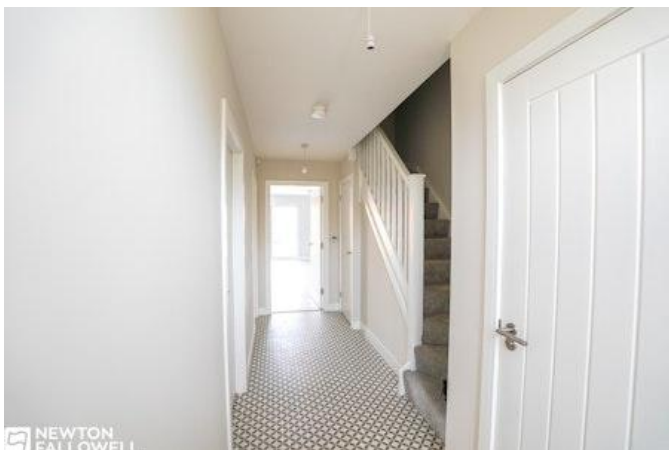


Entrance Hallway

UPVC door with double-glazed secure glass window and a matching side light. Understairs storage cupboard.

Downstairs WC

Double-glazed obscured glass window to the front aspect. Dual-flush WC. Wash hand basin on a vanity unit with a mixer tap.



Kitchen/Diner 7.13m x 4.08m (23'5" x 13'5")

Bi-fold doors leading to the rear garden. Double-glazed window to the side aspect and a large skylight. Sink with a drainer and mixer tap. Integrated microwave, induction/electric hob, and fan-assisted electric oven. Floor and wall-mounted units. Integrated dishwasher. Integrated fridge freezer. Cupboard with a water storage tank. Large island.

Lounge 3.14m x 2.69m (10'4" x 8'10")

Double-glazed window to the front aspect.

First Floor Landing

Double-panel radiator. Provides access to bedrooms and the main bathroom.



Bedroom One 3.99m x 2.69m (13'1" x 8'10")

Double-panel radiator. Double-glazed window to the rear aspect. Access to the loft. Dressing area with fitted storage. TV point.

Bedroom Two 4.25m x 2.69m (13'11" x 8'10")

Double-glazed window to the front aspect. Double-panel radiator and TV point.

Bedroom Three 3.16m x 2.21m (10'5" x 7'4")

Double-glazed window to the rear aspect. Double-panel radiator and TV point.

Bedroom Four 2.93m x 5m (9'7" x 16'5")

Double-panel radiator. Double-glazed window to the rear aspect. Access to the loft. Dressing area with fitted storage. TV point.

En-suite 2m x 1.9m (6'7" x 6'2")

Walk-in shower with wall-mounted controls and an overhead showerhead. Wall-mounted heated towel rail. Wash hand





basin on a vanity unit. Dual-flush WC. Shaving point. Double-glazed window.

Main Bathroom 1.69m x 2.12m (5'6" x 7'0")

Double-glazed obscured glass window to the front aspect. Panel bath with a glass splash screen. Wall-mounted shower controls and an overhead showerhead. Wall-mounted sink on a vanity unit with a mixer tap. Dual-flush WC. Wall-mounted heated towel rail.

Garden and Grounds

Private and enclosed. Path leading to the rear of the property. Lawn area and patio area. Air source heat pump. Two allocated parking spaces. Small lawned front garden.

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. Any site measurements given are subject to site survey.

Services

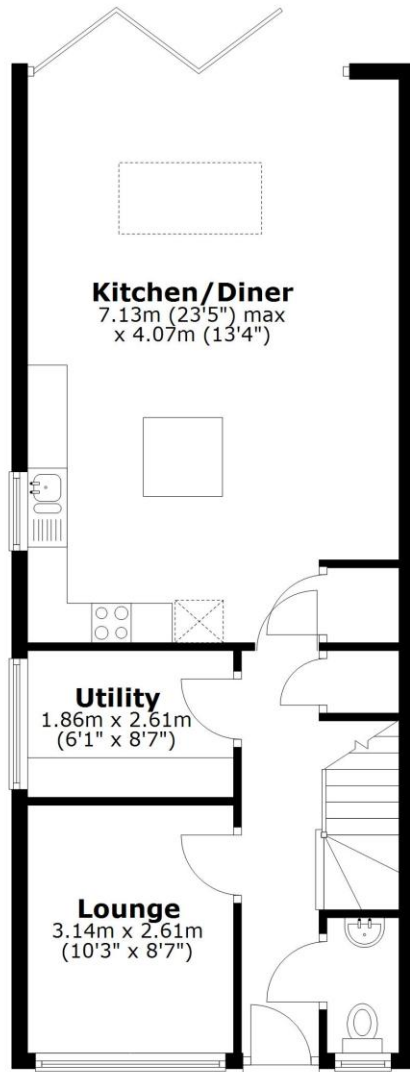
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





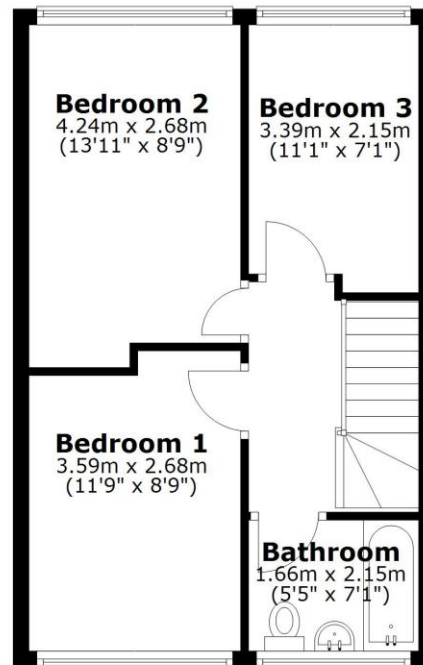
Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



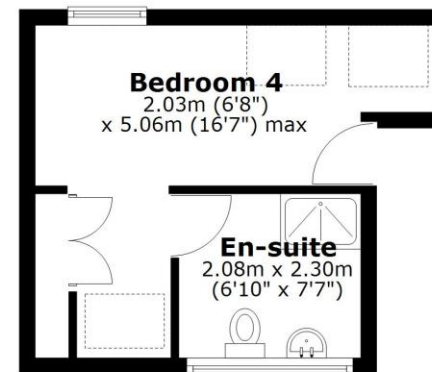
First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)

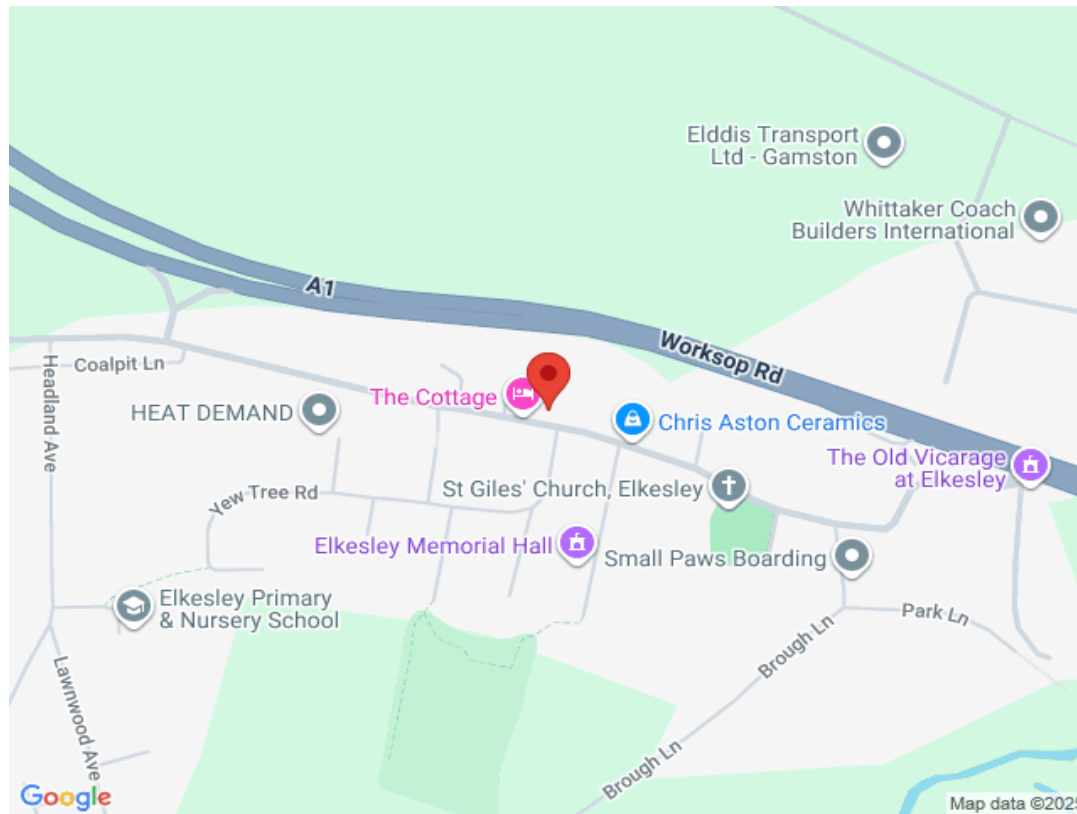


Second Floor

Approx. 18.4 sq. metres (197.8 sq. feet)



Total area: approx. 111.0 sq. metres (1194.9 sq. feet)



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