



14 WIGTON LANE  
LEEDS, LS17 8SA

£2,400,000  
FREEHOLD

Unexpectedly, reoffered for sale \*\* NEW BUILD - CHAIN FREE \*\* Check out this fantastic, 5 bedroom, 5 bathroom, new home on Wigton Lane, which is HIGHLY energy efficient, offering in excess of 5500 sqft, high specification throughout!

MONROE

SELLERS OF THE FINEST HOMES

## 14 WIGTON LANE

- Completion Q4 2024 • 5 En suite bedrooms • 5,573 Sqft • Sie Matic from Grid 13 with Miele appliances • Tiles from Lapicida • Dual air source heat pump • Underfloor heating throughout • South facing private lawned garden and terrace • Triple glazed throughout • Electric gates and large double garage with electric door



Monroe is thrilled to present Woodlea situated on the highly sought-after Wigton Lane! This exceptional, one-of-a-kind, new home is brought to you by the developers behind the prestigious Sandmoor View. This is a HIGHLY energy-efficient home with two air source heat pumps and solar panels, along with wet underfloor heating on both the ground and first floors, ensuring modern, eco-friendly living. The Grammar School at Leeds, prestigious golf courses, and a range of local amenities are also within walking distance.

Upon entering Woodlea, you're welcomed by an impressive entrance hallway, leading you into the heart of the home: a showstopping living room bathed in natural light. Every detail of Woodlea has been meticulously crafted to offer spacious, luxurious living at its finest.

The open-plan kitchen, dining, and living area is equipped with high-end Miele appliances and features bi-fold doors that open out to the garden, perfect for indoor-outdoor living. The kitchen also boasts a spacious utility room and a well-appointed pantry for added convenience.

On the ground floor, you'll find a versatile family room, a cosy snug, and a dedicated home office that could easily be transformed into a gym, thanks to the downstairs shower room. Alternatively, this space could serve as a ground-floor bedroom. There's also a

cloakroom and access to the expansive integral garage, with a hallway offering additional storage space.

As you ascend the striking feature staircase, you arrive at a breath-taking landing. The first floor houses four stunning double bedrooms, each with its own bespoke en-suite featuring Lapacida tiles. Three of these bedrooms also include generous dressing rooms, providing ample space for comfort and luxury.

Outside, the property boasts gated access, abundant parking, and a prime corner plot. The garden is perfect for entertaining and family activities, offering a great outdoor space.

A standout feature of this home is its impressive energy efficiency, with two air source heat pumps and solar panels, along with wet underfloor heating on both the ground and first floors, ensuring modern, eco-friendly living.

### SHOWSTOPPERS

- SieMatic Kitchen with Miele appliances
- Proximity to superb amenities, golf courses, scenic walks and The Grammar School at Leeds
- 5,573 Sqft
- South facing lawned garden and private porcelain tiled terrace
- Exceptional finishes of the highest standard

throughout

- Triple glazing
- 5 En suite bedrooms
- 3 Dressing rooms
- Underfloor heating
- Solar panels
- Large drive
- Villeroy and Boch bathrooms with Hans Grohe hardware
- Bespoke staircase and joinery throughout

#### ENVIRONS

This stunning property is located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is a highly esteemed Grammar School at Leeds and several championship golf courses. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

#### SERVICES

We are advised that the property has mains water, electricity, and drainage. Dual Air source heat pump system.

#### 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

Strictly through the selling agent - Monroe Estate Agents

## 14 WIGTON LANE







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

Land & New Homes  
1-3 The Avenue  
Alwoodley  
Leeds  
West Yorkshire  
LS17 7BD

0113 350 1444  
landandnewhomes@monroestateagents.cc  
www.monroestateagents.com

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