



Lidgate Close, Botolph Green

Connells

SIGNATURE



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Entrance Hall

Stairs leading to the first floor, laminate flooring, under stairs storage cupboard, radiator.

Cloakroom

Window to rear, wash hand basin, WC, tiled walls and flooring.

Lounge

16' 6" x 10' 7" (5.03m x 3.23m)

Window to the front, arch leading to dining room, carpet flooring, radiator.

Study

8' 8" x 8' 4" (2.64m x 2.54m)

Laminate flooring.

Dining Room

10' 3" x 9' 11" (3.12m x 3.02m)

Sliding doors to the conservatory, laminate flooring.

Kitchen

12' 10" x 11' 9" (3.91m x 3.58m)

External door to the side, window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer, integrated oven and hob with cooker hood, space for appliances, tiled splash backs and flooring.

Conservatory

11' 4" x 9' 2" (3.45m x 2.79m)

French patio doors to the rear garden, vinyl flooring.

Bedroom One

16' 1" x 10' 6" (4.90m x 3.20m)

Window to the front, built in wardrobes, radiator.

En-Suite

Window to the front, shower cubicle, wash hand basin, WC, extractor fan, tiled walls and flooring, spot lights.

Bedroom Two

10' 4" x 9' 6" max (3.15m x 2.90m max)

Window to the front, carpet flooring, radiator.

Bedroom Three

9' 5" x 8' 10" (2.87m x 2.69m)

Window to the front, carpet flooring, radiator.

Bedroom Four

10' max x 8' 10" (3.05m max x 2.69m)

Window to the rear, built in wardrobes, carpet flooring.

Bathroom

Window to the rear, bath with shower over, wash hand basin, WC, tiled splash backs, radiator.

Rear Garden

Enclosed rear garden, mainly laid to lawn, patio area, gated side access, garden shed, door to garage.

Garage

17' 11" x 8' 10" (5.46m x 2.69m)

Up and over door, light and power.







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Located in the sought-after and peaceful cul-de-sac of Lidgate Close in Botolph Green/Orton Longueville, this spacious four-bedroom detached family home offers comfortable and versatile living throughout. The property is immaculately presented and boasts a well-balanced layout, ideal for modern family life. Upon entering, you're welcomed by a generous entrance hall that leads to a light-filled living room, a separate dining area, study and stylish conservatory that overlooks the private rear garden-perfect for entertaining or relaxing. The contemporary kitchen offers ample workspace and storage, complemented by a convenient downstairs WC.

Price

£425,000

EPC Rating: B

Council Tax Band: E

Tenure: Freehold



To view this property please contact us on

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