



Newton Lodge Drive, Leeds LS7 3DQ

welcome to

Newton Lodge Drive, Leeds

A four double bedroom semi detached house, really well presented throughout with modern kitchen, bathroom, shower room, neutral decor and carpets. Arranged over four floors this would be ideal for a family looking to upsize and offered with no onward chain.



Ground Floor

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge/Diner

18' 8" x 10' 2" (5.69m x 3.10m)

A spacious, bright and airy room with laminate flooring, space for table and chairs, ceiling spotlights, two radiators and dual aspect double glazed windows to the front and rear allowing natural light to flow through.

Kitchen

12' 6" x 6' 10" (3.81m x 2.08m)

A modern kitchen offering a range of wall and base units with white gloss doors, work surfaces incorporating a sink, drainer and gas hob with extractor hood above and a tiled splashback. There is an integrated oven and spaces for a washing machine and full height fridge freezer. The room also benefits from a tiled floor, storage cupboards, radiator, ceiling spotlights, double glazed windows to the side and rear with an access door to the side.

First Floor

Bedroom One

15' 1" x 9' 6" (4.60m x 2.90m)

A spacious double bedroom positioned to the front elevation with carpet flooring, ceiling spotlights, radiator and a double glazed window.

Bedroom Two

12' 9" x 8' 10" (3.89m x 2.69m)

A double bedroom positioned to the rear elevation with carpet flooring, ceiling spotlights, radiator and a double glazed window.

Bathroom

A modern bathroom, fully tiled and fitted with a three piece suite comprising of a panel bath with shower over, wash hand basin, wc and dual aspect double glazed windows to the side and rear.

Second Floor

Bedroom Three

18' 4" x 6' 10" Limited Headheight (5.59m x 2.08m Limited Headheight)

A double bedroom positioned to the front elevation with carpet flooring, radiator and a skylight window.

Bedroom Four

11' 1" x 7' 6" (3.38m x 2.29m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a double glazed window.

Shower Room

A fully tiled and modern shower room fitted with a three piece suite comprising of a shower cubicle, wash hand basin, wc, ceiling spotlights and a double glazed window to the rear.

Outside

The front of the property is graveled and provides off street parking for multiple vehicles. To the rear there is a private garden with a paved seating area, and beyond there is a space ready to be landscaped and perfect to put your own stamp on.



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welcome to

Newton Lodge Drive, Leeds

- Extended Semi Detached House
- Four Double Bedrooms
- Well Presented Throughout
- Modern Kitchen, Bathroom & Shower Room
- Off Street Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106645 - 0005

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