



Lawns Dene, Leeds, LS12 5RP

welcome to

Lawns Dene, Leeds

A stylish three-bedroom home in Lawns Dene featuring a modern open-plan kitchen diner, bright conservatory with bifolding doors, utility room, and a well-kept rear garden. Complete with driveway and garage, this property is perfect for comfortable family living.



Property Information

Situated in the sought-after Lawns Dene area, this beautifully presented three-bedroom home offers spacious and modern living throughout. The heart of the property is a stylish open-plan kitchen diner, perfect for entertaining, which flows seamlessly into a bright conservatory with bifolding doors opening onto a well-maintained, south-facing rear garden. Additional features include a practical utility room, a driveway providing off-street parking, and an integrated garage. This property combines comfort and convenience, making it an ideal family home.

Entrance Porch

Entrance porch with alarm and door to the front leading into the lounge.

Lounge

15' 3" max x 11' 4" max (4.65m max x 3.45m max)
Lounge with double glazed window to the front, fitted carpet, central heating radiator and fully fitted cupboards to one wall with solid oak top and shelves.

Kitchen Diner

24' 4" max x 14' 4" max (7.42m max x 4.37m max)
Spacious open-plan kitchen diner featuring solid wood flooring, double glazed window to the rear, and bifolding doors opening to the conservatory. The kitchen is fitted with a range of wall and base units with solid oak worktops over, a composite carron sink, central island, integrated oven, hob, dishwasher, wine cooler, microwave with extractor fan, and spotlights. Large central island. Double doors lead into the conservatory, enhancing the flow of natural light.

Utility Room

7' 2" max x 5' 8" max (2.18m max x 1.73m max)
Utility room with WC, washing machine, dryer, radiator, and lino flooring. Also fits a large fridge freezer.

Conservatory

Conservatory featuring bifolding doors, a double glazed rear-facing window, south-facing aspect, wood-effect tiled flooring, and underfloor water heating.

Landing

Landing with double glazed window to the side, fitted carpet, radiator, and glass balustrade at the top of the stairs.

Bedroom One

11' 5" max x 10' 7" to wardrobe (3.48m max x 3.23m to wardrobe)
Bedroom One featuring a double glazed window to the front, fitted carpet, central heating radiator, and built-in wardrobe.

Bedroom Two

10' 5" max x 8' 7" max (3.17m max x 2.62m max)
Bedroom Two with double glazed window to the front, fitted carpet, central heating radiator, and two built-in wardrobes providing ample storage.

Bedroom Three

8' 5" max x 6' 3" max (2.57m max x 1.91m max)
Bedroom Three with double glazed window to the front, fitted carpet, and central heating radiator.

Bathroom

Bathroom featuring a bath and separate shower, heated towel rail, WC, wash basin, double glazed window to the rear, laminate flooring, and tiled walls.

Rear Garden

To the rear is a well-maintained, south-facing garden featuring a paved seating area, a lawn with stepping stones, well-kept shrubs, and fenced borders offering privacy.

Front Garden

To the front, the garden is fully paved and features mature shrubs, with access to the integrated garage.



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Lawns Dene, Leeds

- 3 bedrooms
- Modern open plan kitchen diner
- Well maintained south facing rear garden
- Double driveway and garage
- Conservatory with bifolding doors

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116213 - 0003

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