



Laxton Garth, Kirk Ella HU10 7NN

Welcome to

Laxton Garth, Kirk Ella

GUIDE PRICE £400,000 - £425,000

Stunning Home In Kirk Ella with - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Ground Floor Cloakroom, Day Room, 4 Bedrooms (Master With En Suite), Family Bathroom, Gardens, Off Street Parking & Outside Bar/Games Room! Call us today and book your viewing!



Entrance Hall

With double glazed door to the front, double glazed window to the front, radiator, understairs cupboard, coving to the ceiling and stairs to the First Floor.

Cloakroom

With double glazed window to the front, low level wc, wash hand basin and towel style radiator.

Lounge

11' 3" x 12' 7" (3.43m x 3.84m)

With double glazed bow window to the front, electric fire, radiator and coving to the ceiling.

Kitchen/ Diner

28' 3" x 9' 5" (8.61m x 2.87m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, electric hob, electric oven, cooker-hood, underfloor heating, integrated dishwasher, spot light points, 2 radiators, cupboard housing central heating boiler, coving to the ceiling and 2 double glazed windows to the rear.

Utility Room

6' 8" x 5' 2" (2.03m x 1.57m)

With double glazed window to the front, radiator and plumbing for an automatic washing machine.

Day Room

12' 4" x 9' 5" (3.76m x 2.87m)

2 double glazed skylight windows, underfloor heating, double glazed windows to the side and rear and double glazed french style doors to the rear.

First Floor

Landing

With radiator and loft access.

Bedroom 1

12' x 11' 7" (3.66m x 3.53m)

With double glazed window to the front, radiator and built in wardrobes.

En Suite

En Suite with walk in shower, low level wc, wash hand basin, 2 radiators, extractor fan and double glazed window to the rear.

Bedroom 2

11' 6" x 12' (3.51m x 3.66m)

With double glazed window to the front, radiator and storage cupboard.

Bedroom 3

11' 4" x 7' 6" (3.45m x 2.29m)

With double glazed window to the rear and radiator.

Bedroom 4

8' 3" x 6' 7" (2.51m x 2.01m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with shower over, wash hand basin, low level wc, extractor fan, spot light points, towel style radiator and double glazed window to the rear.

Outside

Front Garden

With lawned area, bushes/shrubs, gravelled area, borders housing plants and shrubs, timber fencing and side driveway providing off street parking.

Rear Garden

With lawned area, paved patio area, bushes/shrubs, raised decked seating area, raised beds housing plants and shrubs, outside tap, fenced surround and shed.

Outside Bar/ Games Room

9' 1" x 16' 9" (2.77m x 5.11m)

With power and light, underfloor heating, storage area, electronic roller door and double glazed french style doors.



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Laxton Garth, Kirk Ella

- GUIDE PRICE £400,000 - £425,000
- 4 Bedroom Home In Kirk Ella
- Master Bedroom With En Suite
- Utility Room, Day Room & Outside Bar/ Games Room
- Family Bathroom & Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C

guide price

£400,000 - £425,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110092 - 0004

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