



Stoneacre  
Properties



## Lakeland Drive

Leeds, LS17 7PJ

£1,100,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access throughout the ground floor of the property.

## Reception Room 1

A spacious room flooded with natural light from the windows to the front elevation of the property and the sliding doors to the rear leading out to the garden. Currently used as a games room, but also an ideal sitting room/lounge, the room is open to the dining room making the space perfect for hosting and socialising.

## Dining Room

Open to reception room 1, the formal dining room is also accessed via the hallway and the kitchen, as well as offering access through to the sun room.

## Sun Room

An additional sitting area offering panoramic views of the garden.

## Kitchen

The heart of this family home is this modern kitchen, made up of wall and base units with integrated appliances including, double oven, gas hob, dishwasher, fridge/freezer, and an abundance of storage space. The kitchen leads through to reception room 4, the utility room and on to the garage.

## Reception Room 4

Situated to the far end of the property, and part of the extension, is reception room 4, a further spacious sitting room with access out to the garden.

## Utility Room

Comprising sink, plumbing for washing machine, and space for dryer. Door out to the garden.

## Garage

Integral garage with electric doors, and superb storage space.

## Office

Dedicated home office to the ground floor of the property.

## w/c

Comprising toilet and sink.

## Bedroom 1

The primary bedroom is vast in size, with wall to wall fitted wardrobes, dual aspect windows and en-suite bathroom.

## En-suite 1

Comprising walk in shower, toilet and sink.

## Bedroom 2

Second large double bedroom with mirrored sliding wardrobes and en-suite bathroom.

## En-suite 2

Comprising shower, toilet and sink.

## Bedroom 3

Part of the extension, this spacious bedroom offers an abundance of space, fitted storage, a dressing area, and now includes an en-suite bathroom.

## En-suite 3

Comprising shower, toilet and sink.

## Bedroom 4

A further double bedroom with fitted wardrobes.

## Bathroom

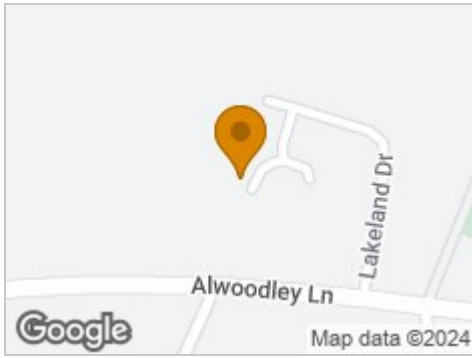
The main house bathroom is a 4-piece suite with shower, bath, toilet and sink.

## External

Externally, to the front of the property is a spacious driveway that leads up to the garage. To the rear is vast wrap around garden primarily laid to lawn, with two patio areas and mature trees and flower beds throughout. The garden is a perfect size for families, is secure to the perimeter, and is extremely private.



## Road Map



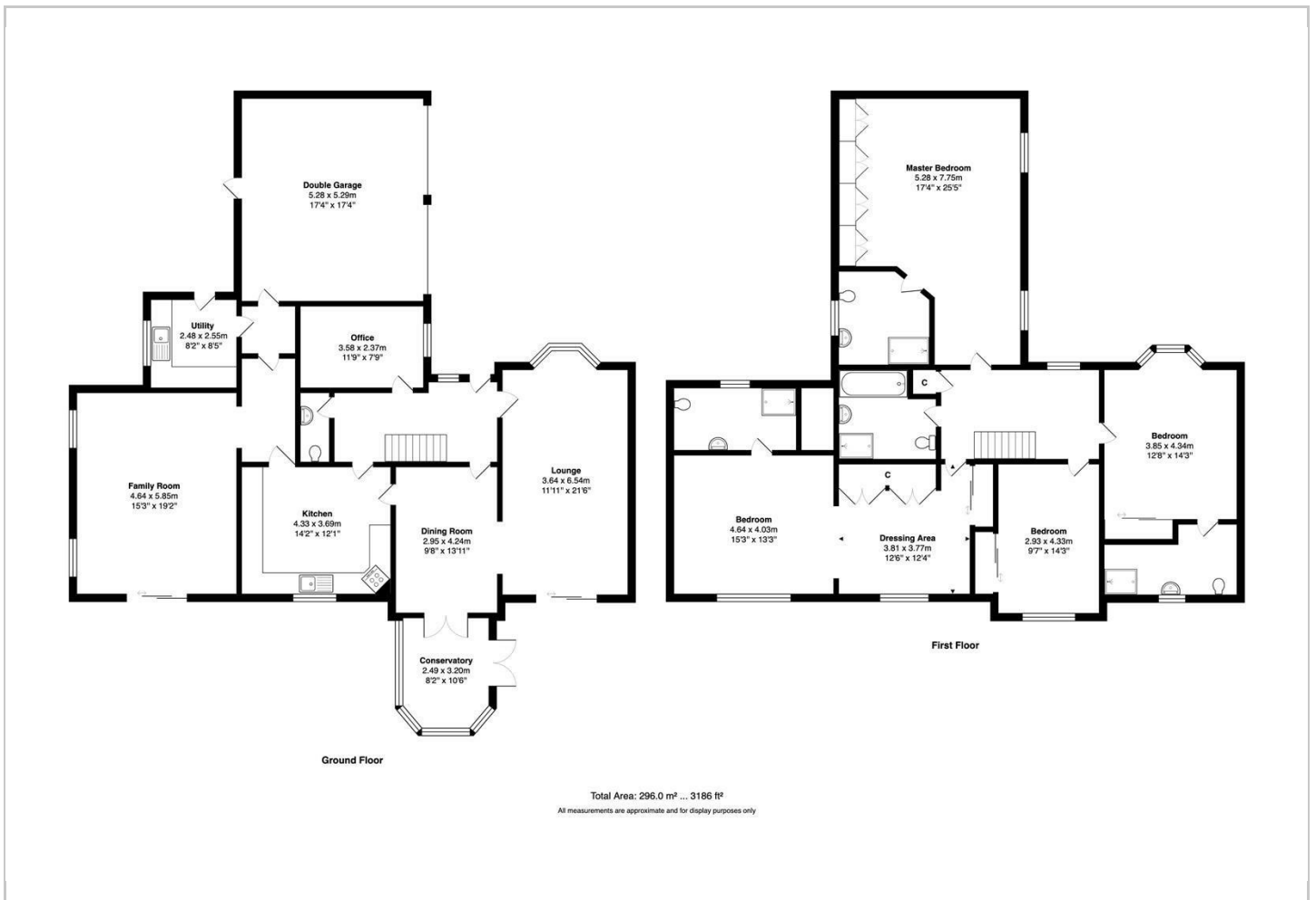
## Hybrid Map



## Terrain Map



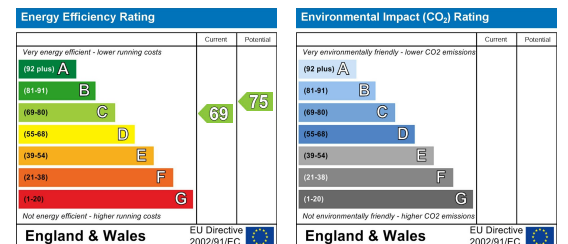
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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