



Stoneacre  
Properties



## St. Martins Grove

Leeds, LS7 3LJ

£325,000



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## Entrance

Entering the property you are welcomed into the front porch which leads to the entrance hallway. A bright and airy hallway offers access throughout the ground floor of the property.

## Lounge

The first of two formal receptions rooms. The lounge boasts a large bay window looking out over the front garden, with a gas fireplace and the room is laid to carpet.

## Dining Room

The second of the two reception rooms, this spacious dining room boasts views out across the garden, a gas fireplace, and offers enormous potential to knock the kitchen and dining room into one to create a wonderful open plan living space.

## Kitchen

Made up of wall and base units with electric double oven, gas hob with extractor above plumbing for washing machine and space for fridge/freezer. Side door offers access to the drive and rear garden.

## Bedroom 1

Spacious double bedroom with large bay window to the front elevation.

## Bedroom 2

Second large double bedroom overlooking the rear garden.

## Bedroom 3

Third single bedroom, also ideal as a home office.

## Bathroom

Walk in shower, sink with vanity unit and separate w/c.

## External

To the front of the property is a well presented garden with mature plants throughout, and a large driveway that runs down the side of the property to the garage at the rear. To the rear of the property is a spacious garden laid to lawn with mature shrubbery to the border. The garden is a real highlight of this property.



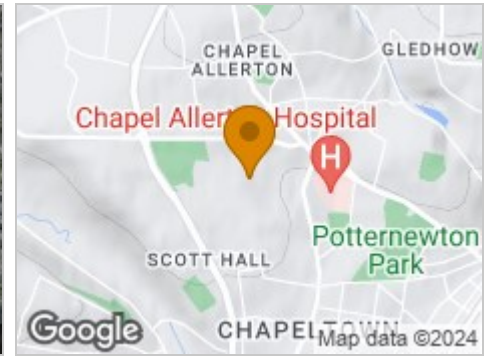
## Road Map



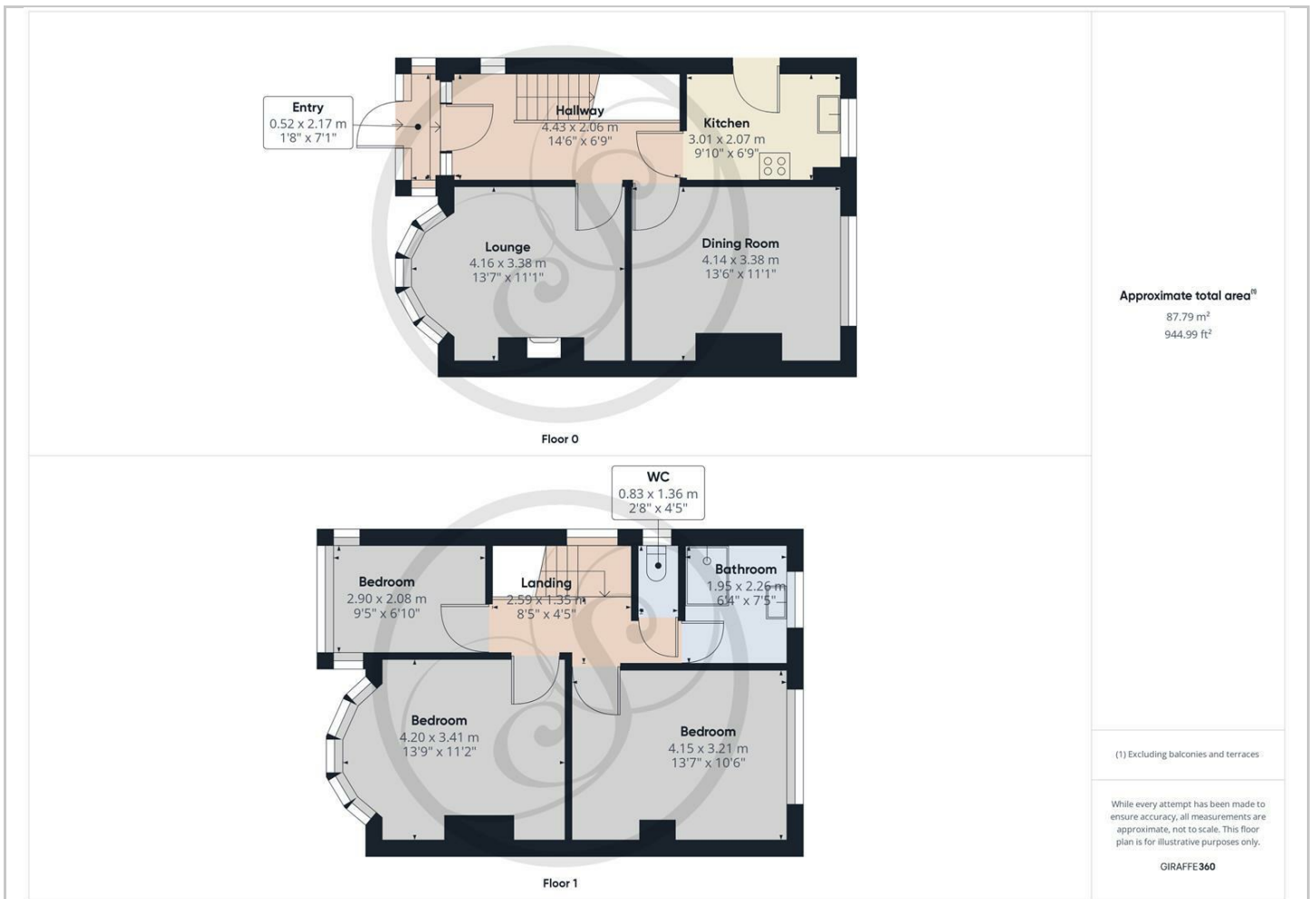
## Hybrid Map



## Terrain Map



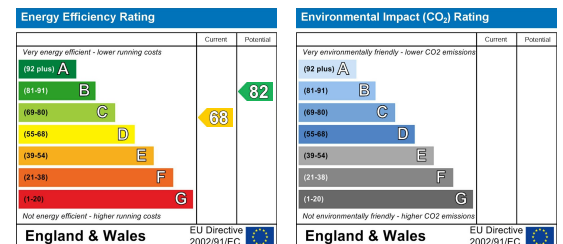
## Floor Plan



## 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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