



 **4**  
Bedrooms

 **2**  
Bathrooms

**Tenure :**  
**Freehold**





To be sold with no onward chain is this four bedroom detached home.

Call Tudor Sales & Lettings on 0113 282 3056 to arrange a viewing or for more information.

Brought to the market is this immaculate four bedroom detached home located on Meadow Drive in Micklefield. To be sold with no onward chain, the property comprises in brief: - entrance hall, open plan living area with a stunning fitted kitchen. Bi-folding doors open to the delightful rear garden. Also to the ground floor you have a wc and integral garage. First floor: - landing, bedroom 1 with an en-suite, three further bedrooms and a bathroom. Benefits from double glazing, gas central heating and underfloor heating to the ground level. Externally, there is a driveway to the front giving off road parking for two cars. To the rear is a well maintained garden with lawn and decking areas. Call Tudor Sales & Lettings today on 0113 282 3056 for more information or to arrange a viewing.

**Kitchen/Dining Room** 14' 7" x 12' 5" (4.45m x 3.78m)

Modern kitchen with a range of integrated appliances comprising of Sink with mixer tap, Double oven, induction hob with extractor fan over, dishwasher, fridge freezer and a range of wall and base units.

**Living Room** 16' 1" x 10' 10" (4.90m x 3.30m)

Living room with double glazed tri-fold patio doors to rear garden. under floor heating and upgraded flooring.

**Garage** 19' 8" x 9' 11" (5.99m x 3.02m)

Integral Garage with EV charging point.

**Bedroom 1** 15' 1" x 12' 7" (4.60m x 3.84m)

Double bedroom with integrated wardrobes, double glazed window, centrally heated radiator and en-suite bathroom

**En-suite** 7' 7" x 5' 3" (2.31m x 1.60m)

Fully tiled bathroom with white three piece bathroom suite comprising of low flush WC, hand basin and shower tray with sliding shower screen and double glazed window with privacy glass. Heated towel rail.

**Bedroom 2** 12' 9" x 9' 11" (3.89m x 3.02m)

Double bedroom with double glazed window and centrally heated radiator

**Bedroom 3** 10' 11" x 10' 4" (3.33m x 3.15m)

Double bedroom with double glazed window and centrally heated radiator

**Bedroom 4** 12' 7" x 7' 9" (3.84m x 2.36m)

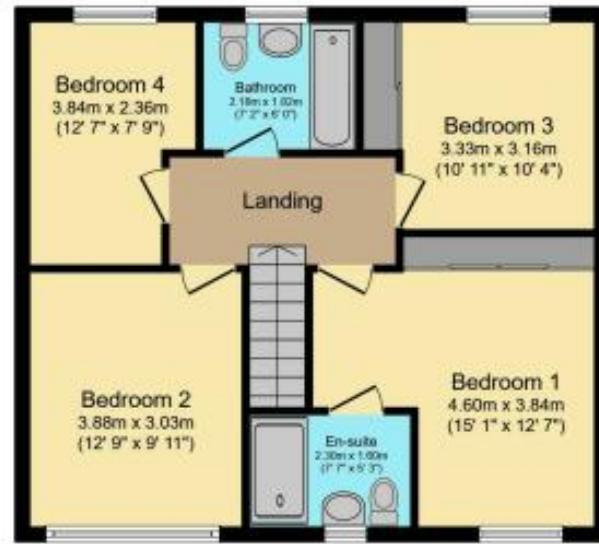
Double bedroom with double glazed window and centrally heated radiator

**Bathroom** 7' 2" x 6' 0" (2.18m x 1.83m)

House bathroom with white three piece suite comprising of, low flush WC, hand basin and bath with shower screen and shower over. Double glazed window with privacy glass and centrally heated towel rail




Ground Floor



First Floor

Total floor area 115.5 sq.m. (1,243 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	107	108
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Meadow Drive, Micklefield

