



 **4**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**





To be sold with no onward chain is this superb, four bedroom detached home located on Green Lane in Whitkirk.

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

Tudor Sales & Lettings are delighted to bring to the market for sale, this four bedroom detached family home, located on Green Lane in Whitkirk. The property offers excellent living throughout and is to be sold with no onward chain. The internal layout comprises in brief: - entrance hall, lounge, family room, formal dining room and breakfast kitchen to the ground floor. The entrance hall leads to the lower ground floor which is a useful storage area with lighting and power. The first floor leads to three double bedrooms and a fantastic luxury house bathroom. The principal bedroom is located on the second floor and is a generous double bedroom with ensuite bathroom facilities. Benefits from double glazing and gas central heating. Externally there is an enclosed lawned garden to the front and a courtyard to the rear with remote gated access off of Hermon Street which leads to a detached double garage. Call Tudor Sales & Lettings today on 0113 282 3056 for more information or to arrange a viewing.

### **Kitchen**

The breakfast kitchen room features a range of fitted wall and base units with shaker style cupboard front and complementary granite work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. There is a matching granite upstand with brick effect tiling to the splash areas, space for a six ring Range cooker with integrated cooker hood over. There is plumbing for a washing machine, space for an American style fridge freezer, glazed display units, under unit lighting, a built in dishwasher, two double glazed pvc windows to the rear elevation and inset spotlighting to the ceilings. There is decorative cornicing, a double glazed composite door which leads to the rear garden and breakfast bar with radiator under.

### **Dining Room**

The formal dining room has double glazed French doors which lead to the rear gardens. There is a double glazed pvc window to the side elevation. The high quality flooring continues through from the entrance hall. There is decorative cornicing to the ceilings, a central ceiling light point, a radiator and a decorative inglenook fireplace with raised hearth. There is an oak door providing access to the breakfast kitchen.

### **Living Room**

The living room benefits from a wealth of natural light with a double glazed bay window with sash style windows to the front elevation which overlooks the fantastic front lawn. There is decorative cornice to the ceilings, a ceiling light point, two wall light points and the high quality Karndene flooring continues through from the entrance hall. There is a radiator and the focal point of the room is the fireplace with tiled inset marble hearth and mantle surround.

### **Family Room**

The family room once again has a similar outlook to the living room with a double glazed sash style bay window to the front elevation. There is a central ceiling light point, two wall light points decorative cornice to the ceilings. There is a radiator and the focal point of the room is the inglenook fireplace with a log burning stove set upon a marble hearth.

### **Lower Ground Floor**

From the entrance hall through an oak door, down a kite winding timber stairwell you reach the lower ground floor which is boarded with a central ceiling light point, radiator, fitted shelving for storage and plug points.

### **Bedroom 1**

Bedroom one is accessed via the stairwell from the first floor. There is high quality timber flooring, a bank of fitted wardrobes under the eaves, inset spotlighting to the ceiling and a double glazed window to the front elevation and double glazed skylight window to the rear. The principal bedroom is a generous proportioned double bedroom with radiator and ensuite bathroom facilities.

### **En-suite**

The ensuite bathroom features a white four piece suite comprising of a low level w.c with push button flush, a broad wash hand basin with vanity unit under and chrome Monoblock mixer tap, a double ended bath with tiled surround and a separate shower cubicle with thermostatic shower. There is tiled flooring with contrasting tiled walls, a double glazed window to the front elevation and double glazed skylight window to the rear. There is a chrome ladder style radiator, inset spotlighting to the ceilings, an extractor fan and additional storage available under the eaves.

### **Bedroom 2**

Bedroom two is a double bedroom with ample space for free standing furniture. There is a double glazed sash style window to the front elevation which has a pleasant outlook across the front gardens. There is a radiator, central ceiling light point, decorative coving to the ceilings and a wall to wall bank of fitted wardrobes with hanging and shelving.

### **Bedroom 3**

Bedroom three again is a generous proportioned double bedroom with ample space for free standing furniture. There is a double glazed sash style window to the front elevation, a radiator, ceiling light point and decorative coving to the ceiling.

**Bedroom 4**

Bedroom four has a dual aspect with double glazed windows to the side and rear elevations. There is a ceiling light point and a further internal door which leads to the boiler cupboard.

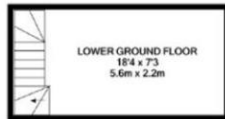
**Bathroom**

The house bathroom is sure to amaze with luxury four piece suite comprising of a low level w.c with a concealed system and push button flush, integrated wash hand basin with chrome mixer tap and vanity unit under, matching wall hung cabinets with shaver light, glass shelf and mirror. There is a double ended bath with tiled surround and microphone shower head attachment. There is a walk-in shower with rainfall shower head and part glazed and part tiled surround. There are two double glazed skylight windows to the rear elevation, two double glazed pvc windows with obscure glass, fully tiled floor and tiled walls, a chrome ladder style radiator and an additional wall hung column radiator with towel rail. There is inset spotlighting to the ceilings, an extractor fan and a linen cupboard.





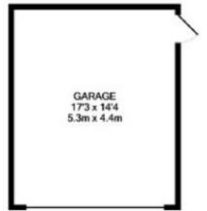
GROUND FLOOR



BASEMENT LEVEL



2ND FLOOR



GARAGE

GREEN LANE  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	73
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	73
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Green Lane, Whitkirk

