



 **4**
Bedrooms

 **3**
Bathrooms

**Tenure :
Freehold**



Tudor Sales & Lettings are delighted to bring to the market for rent this spacious four bedroom detached home located on Southlands Close in the much sought after area of South Milford. The internal layout comprises in brief: - ground floor: - entrance hallway, wc / cloaks, kitchen diner, utility room, lounge and a snug. First floor: - landing, bedroom one with en-suite, three further bedrooms and a family bathroom. The property has the benefit of double glazed windows and gas central heating. Externally, there property has a driveway to the front that leads to a garage. To the rear, you have a lawned and patio garden. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen/Diner *6.08m x 3.99m (19' 11" x 13' 1")*

Modern fitted kitchen with a range of wall and base units and integrated appliances including dishwasher, double oven, hob with splashback and extractor fan over. Dining area with French style double glazed patio doors and centrally heated radiator.

Utility Room *1.63m x 3.99m (5' 4" x 13' 1")*

Fitted utility room with a range of wall and base units. Sink with mixer tap and double glazed window and door. Centrally heated radiator.

Living Room *5.30m x 3.28m (17' 5" x 10' 9")*

Dual aspect living room, generously proportioned with two double glazed windows and centrally heated radiator.

Reception Room/ Bed 5 *3.28m x 2.46m (10' 9" x 8' 1")*

Situated off the hallway is this second reception room or double bedroom if required. Featuring double glazed window and centrally heated radiator.

Bedroom 1 *4.71m x 3.33m (15' 5" x 10' 11")*

Double bedroom with double glazed window and centrally heated radiator.

En-suite *2.15m x 1.73m (7' 1" x 5' 8")*

En-suite shower room with white three piece suite comprising of WC, hand basin and shower tray with glass doors. Double glazed window with privacy glass and centrally heated towel rail.

Bedroom 2 *3.95m x 3.49m (13' x 11' 5")*

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 3 *3.30m x 3.15m (10' 10" x 10' 4")*

Double bedroom with double glazed window and centrally heated radiator.

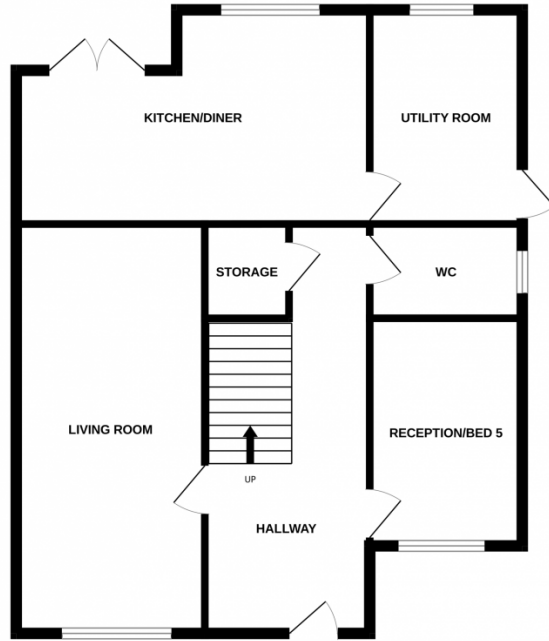
Bedroom 4 *3.31m x 2.46m (10' 10" x 8' 1")*

Double bedroom with double glazed window and centrally heated radiator.

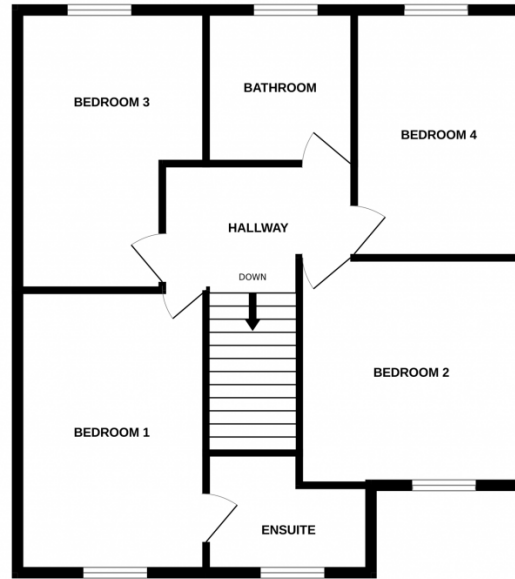
Bathroom *2.05m x 1.95m (6' 9" x 6' 5")*

Fully tiled, modern bathroom with white three piece suite comprising of bath with shower screen over and shower unit. hand basin and WC. Double glazed window with privacy glass and centrally heated towel rail.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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