



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



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

Occupying a generous corner plot, this three-bedroom semi detached home offers impressive space both inside and out. The property provides well balanced living accommodation, ideal for families or those looking for extra room to work from home.

The ground floor features an entrance hallway, a bright and spacious open-plan lounge and dining area, a modern kitchen, and a versatile home office. To the first floor are three well-proportioned bedrooms and a family bathroom.

Further benefits include a HIVE controlled central heating system, CCTV security, and double glazed windows throughout, ensuring comfort and peace of mind.

Externally, the home enjoys gardens to three sides, offering plenty of outdoor space for relaxing or entertaining. To the rear, there is also a garden shed with an external power supply, perfect for storage or hobby use.

Situated on Old Oak Drive, the property is conveniently located for highly regarded schools and a wide range of local amenities, making it an ideal choice for families and professionals alike.

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Kitchen 6.44m x 3.65m (21' 2" x 12')

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge freezer. Two double glazed windows.

Lounge Diner

Tastefully decorated lounge with feature fireplace. Double glazed window to the front. Central heating radiator and French doors open to the rear garden.

Office 2.35m x 1.83m (7' 9" x 6')

Double glazed window and a central heating radiator.

Bedroom 1 3.40m x 3.70m (11' 2" x 12' 2")

Double glazed window, central heating radiator and a fitted wardrobe.

Bedroom 2 3.40m x 2.93m (11' 2" x 9' 7")

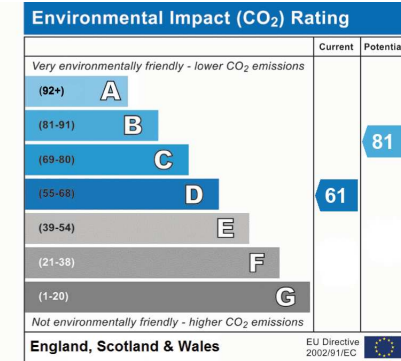
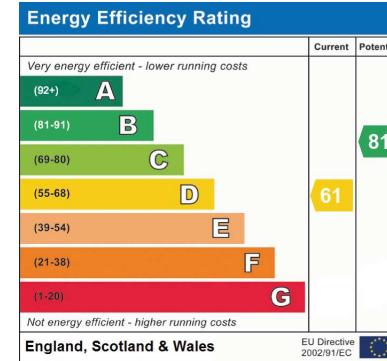
Double glazed window and a central heating radiator.

Bedroom 3 3.41m x 2.74m (11' 2" x 9')

Bespoke handmade double bed. Double glazed window and a central heating radiator.

Bathroom 1.77m x 2.35m (5' 10" x 7' 9")

White suite comprising of: - bath with shower over, vanity unit and a back to wall wc. Double glazed window.



Address: 37 Old Oak Drive, LS16

