



## Sleaford Close, Bury, BL8 1XF

£480,000

A Substantial SIX bedroom detached family home which provides a contemporary, bright, modern and spacious interior and has landscaped rear gardens providing high degrees of privacy. The property provides local countryside walks, good local schools, a quiet cul de sac location, a spacious driveway for multiple vehicles, good transport links, walking links to Bury centre and has countryside views from the rear aspect.

Tenure - Leasehold 999 years from 1st January 1991

Ground Rent £100 per year





# 21 Sleaford Close, Bury, BL8 1XF

## ENTRANCE HALL

double glazed door to the front, a front facing double glazed window, radiator and spotlights.

## LOUNGE 20'0" x 10'9" (6.1 x 3.3)

double glazed bay window, two radiators, spotlights and a feature wall with display shelving and a contemporary electric fire.

## KITCHEN DINING ROOM 25'11" x 11'9" (7.9 x 3.6)

open plan family space stretches across the rear of the property and has double glazed French doors to the rear garden, a rear facing double glazed window overlooking the rear garden and Burrs Country Park, two radiators, a ceiling light point, spotlights, wall and base units with work surfaces, a freestanding island unit, a one and a half sink unit with drainer along with a range of integrated appliances including two ovens, dishwasher, induction hob with extractor hood, microwave, fridge, freezer and beer fridge.

## CLOAKROOM WC

double glazed window, radiator, ceiling light point, W.C. and sink.

## UTILITY 7'6" x 5'10" (2.3 x 1.8)

double glazed window overlooking the garden and Burrs Country Park, a double glazed door leading to the rear garden, radiator, ceiling light point, base units with work surfaces and a single sink unit with drainer.

## FIRST FLOOR LANDING

## MAIN BEDROOM 11'9" x 10'9" (3.6 x 3.3)

double glazed window overlooking Burrs Country Park, radiator and ceiling light point.

## EN SUITE

heated towel rail, spotlights and a three piece suite comprising shower, W.C. and sink.

## DRESSING ROOM 6'6" x 6'2" (2.0 x 1.9)

rear facing double glazed window overlooking Burrs Country Park, radiator, ceiling light point, fitted wardrobes and a dressing table.

## BEDROOM 14'5" x 9'6" (4.4 x 2.9)

double glazed window, a side facing double glazed window, radiator and spotlights.

## BEDROOM 9'2" x 6'10" (2.8 x 2.1)

double glazed window, radiator and ceiling light point.

## BEDROOM 8'6" x 8'6" (2.6 x 2.6)

double glazed window, carpeted flooring

## BEDROOM 9'2" x 9'2" (2.8 x 2.8)

double glazed window, radiator and ceiling light point.

## STUDY 8'6" x 5'6" (2.6 x 1.7)

double glazed window, radiator, ceiling light point and fitted wardrobes.

## BATHROOM

double glazed window, heated towel rail and a four piece suite comprising freestanding bath, shower cubicle, W.C. and sink.

## REAR GARDENS

The rear garden backs on to Burrs Country Park and has an Indian stone patio area leading on to a low maintenance astro turf lawn with raised beds and a further patio area at the rear.

## GARAGE & DRIVEWAY PARKING

double glazed window, up and over door, power and lighting.







