

HARWOOD

THE ESTATE AGENT

01952 881010

1 The Bache, Lightmoor Village TF4 3FQ



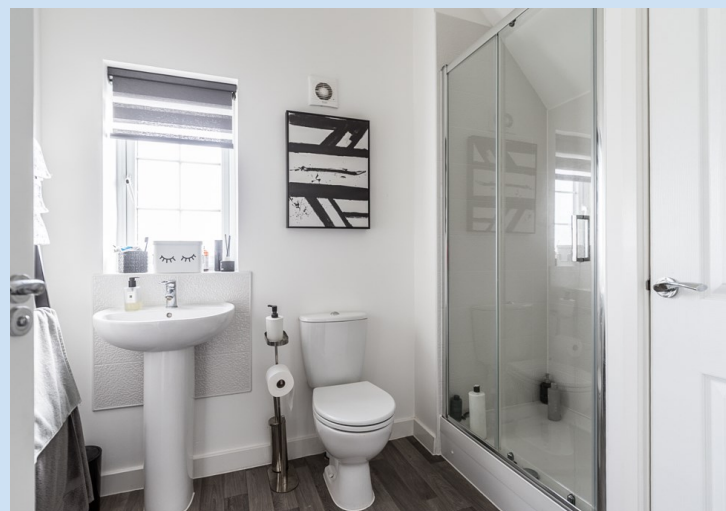
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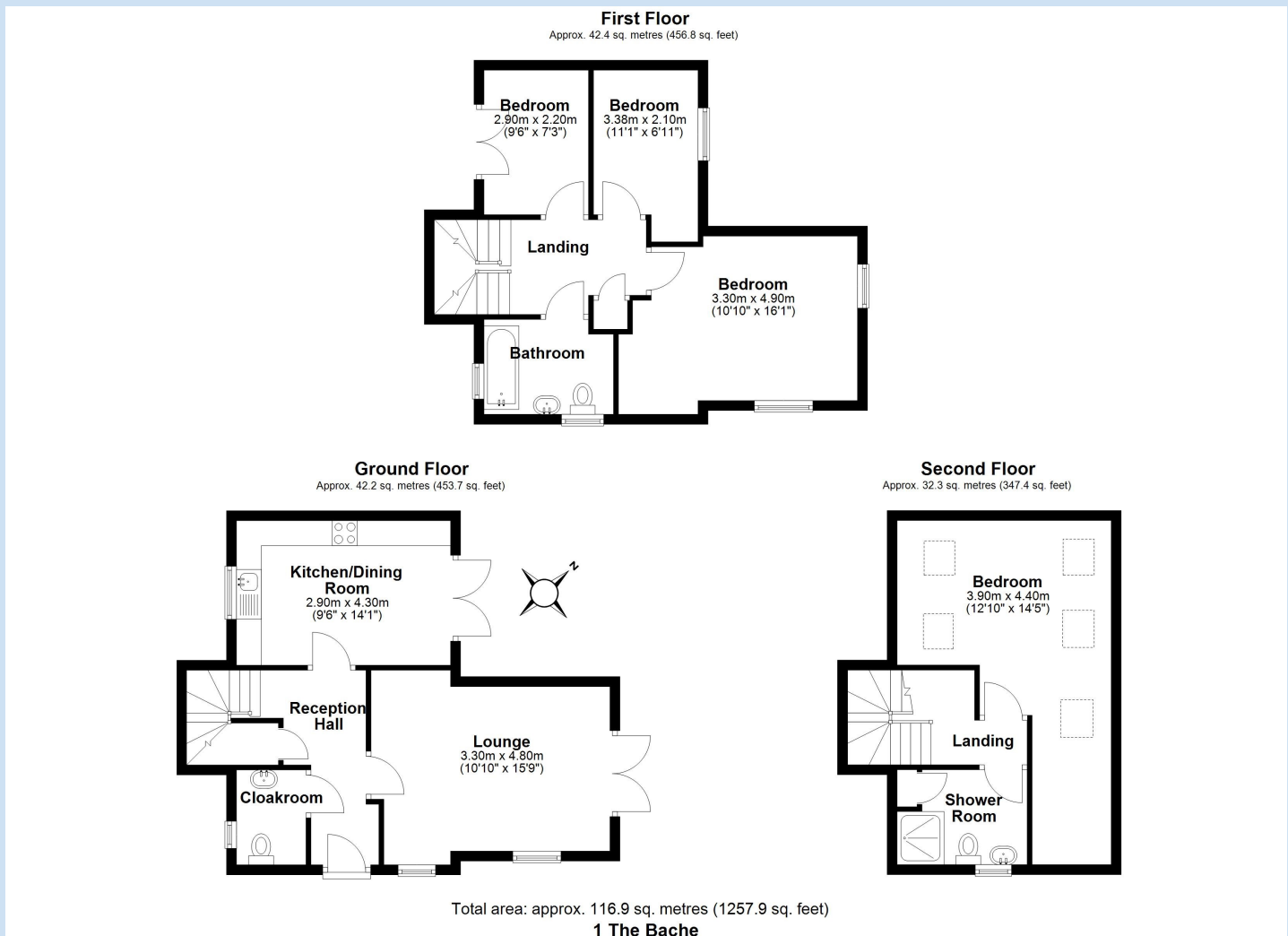
This attractive four-bedroom detached family home is situated in the popular Lightmoor area, well placed for access to local schools, everyday amenities and the major road network, making it ideal for modern family life. The property occupies a pleasant corner plot and benefits from ample driveway parking together with a detached single garage.

The accommodation is arranged over three floors, offering a spacious and versatile layout. The ground floor comprises a welcoming reception hallway with guest cloakroom, a well-proportioned lounge featuring double doors opening out to the side garden, and a bright kitchen/dining room, also with French doors leading to the rear patio – perfect for entertaining or family dining. To the first floor, there are three comfortable bedrooms and a modern family bathroom. The top floor is dedicated to an impressive principal bedroom suite, complete with its own shower room. Large Velux windows allow plenty of natural light to flood the space, creating an airy and inviting feel. Externally, the property enjoys a low-maintenance garden with a paved patio area ideal for outdoor seating, a small lawn, and a useful garden shed.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Tenure Freehold **Council tax** Band D

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 29th October 2025