



Majors Mews High Street, Lingfield

Guide Price £500,000 – £525,000

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Major Mews was constructed in 2019 by renowned developers Stockmill. This stunning three bedroom family home offers potential buyers versatile modern living arranged over two floors. This property also benefits from underfloor heating, solar panels and a sprinkler system.

The accommodation briefly comprises: storm porch; spacious reception hall with two storage cupboards; downstairs cloakroom with a low-level WC, wash hand basin and a window to the side aspect; modern fitted kitchen with a range of wall and base level units, sink and drainer, integrated fridge/freezer, dishwasher, washing machine, 5-ring gas hob, electric fan oven, microwave and a view to the front aspect; open plan living/dining room with a useful under stair storage cupboard and French doors leading to the rear garden.

The first floor comprises: spacious landing with a useful airing cupboard and access to the loft above; master bedroom with built-in wardrobes and an ensuite complete with a low-level WC, wash hand basin and a shower suite; double guest bedroom with a view to the front aspect; a further double guest bedroom with a Velux window to the front aspect; family bathroom with a low-level WC, wash hand basin with vanity, bath with mixer taps and an overhead shower concludes the accommodation.





The property further benefits from allocated parking for two vehicles underneath a carport with several visitor spaces available. The landscaped and secluded rear garden is mostly laid to lawn with a patio area abutting the rear of the property as well as a rear entrance gate.

Council Tax band: E

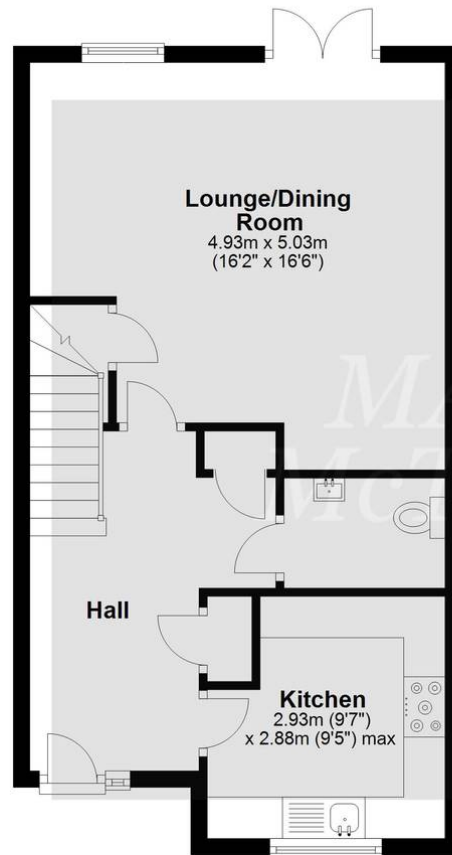
Tenure: Freehold

- Three bedroom family home
- Quiet gated development
- Constructed in 2019
- Village centre location
- Landscaped rear garden
- Two allocated parking spaces
- Close proximity to local schools
- Walking distance to train station
- Five remaining years of new build warranty
- EPC - B rating



Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



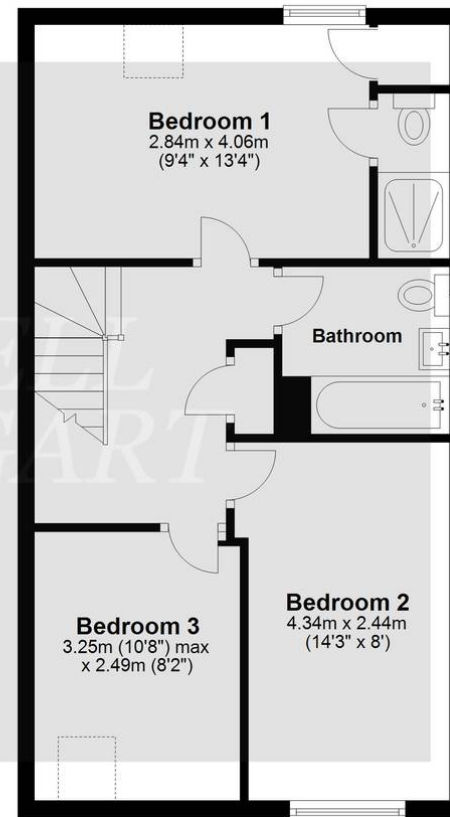
Lounge/Dining Room
4.93m x 5.03m
(16'2" x 16'6")

Hall

Kitchen
2.93m (9'7")
x 2.88m (9'5") max

First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Bedroom 1
2.84m x 4.06m
(9'4" x 13'4")

Bathroom

Bedroom 3
3.25m (10'8") max
x 2.49m (8'2")

Bedroom 2
4.34m x 2.44m
(14'3" x 8')

Total area: approx. 92.3 sq. metres (993.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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