



**** EXTENSIVE FAMILY HOME ON A WELL KNOWN ADDRESS ****

Lex Allan Collection are proud to present this five bedroom detached family home has truly been well maintained by the current owners and offers spacious accommodation for the growing family or multi generation living. In brief the the property comprises; porch, reception hall, kitchen/family room, tv room, dining room, utility room, bathroom, two bedroom both with en-suites as well as an additional bedroom. To the first floor is the master with en-suite and further double bedroom. Private rear garden that is truly ideal for hosting along with ample off road parking to front & access to the garage.

Approach

Large tarmac driveway to front providing ample off road parking.

Porch

Door off to reception hall, tiled flooring.

Reception Hall

With a door leading from the porch, doors to various rooms, parquet floor, stairs to the first floor landing, built in storage cupboard and a central heating radiator.

Kitchen/Family Room

25'10" x 24'4"

With doors leading from the TV room and entrance hall, fitted with a range of modern wall and base units, Corian work surfaces with matching splash back, two integrated electric ovens, electric hob, modern wire hung cooker hood, integrated fridge, freezer, wine chiller and dishwasher, inset sink with boiling water tap, recessed spotlights, feature island, door to rear hall, large lantern window, seating/dining area with log burning stove, bi fold doors to rear, window to rear and two vertical central heating radiators.

TV Room

14'2" x 13'4"

Double glazed window to rear, central heated radiator, spot lights.

Inner Hall

Double doors off to dining room along with door too to utility.



Dining Room
15'10" x 14'0"

With double doors leading from the inner hall, double glazed window to rear, lantern window, double glazed french doors to rear, recessed spotlights and a central heating radiator.

Utility Room
8'2" x 5'8"

Fitted with wall and base units, work surfaces, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, wall mounted combi boiler and door to garage.

Bedroom 3
14'6" x 10'7"

Central heated radiator, double glazed window to front, door of to en-suite.

En-Suite

Shower, wash hand basin, w.c, central heated towel rail.

Bathroom

With a door leading from the reception hall, bath with shower attachment, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, extractor fan, recessed spotlights and a heated towel rail.

Bedroom 4
14'5" x 10'5"

Built in wardrobes, central heated radiator, double glazed window to front.

Bedroom 5
14'4" x 9'4"

Double glazed window to front, central heated radiator, door off to en-suite.

En-Suite

Shower, wash hand basin, w.c, central heated radiator, double glazed window to side.

Landing

Doors radiating off to all first floor accommodation, two skylights letting the natural light flood through.



Master Bedroom

20'4" x 15'4"

Two skylights to rear, central heated radiator, spot lights, door off to en-suite as well as door off to eaves storage which could be the ideal walk in wardrobe.

En-Suite

Free standing bath with shower attachment, WC, wash hand basin, skylight window to rear, extractor fan and a chrome heated towel rail.

Bedroom 2

19'2" x 15'1"

Ample fitted wardrobes, two skylights to rear, central heated radiator, spot lights.

Garage

18'3" x 14'4"

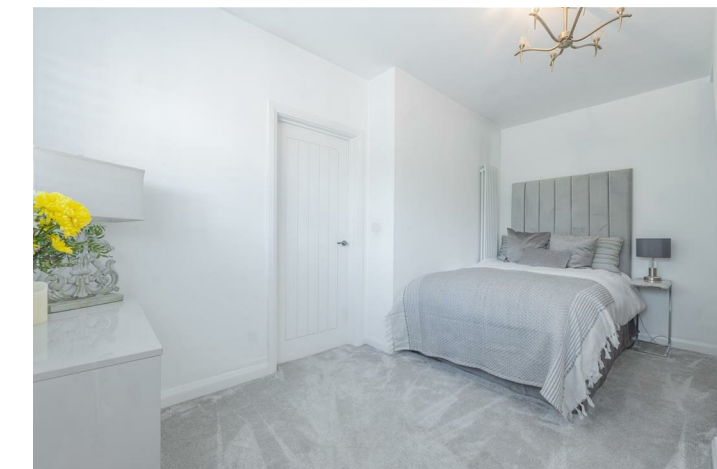
With a sliding garage door to front, doors to side and utility, double glazed window to side, sink, power and lighting throughout.

Garden

A true asset is this extensive rear garden offering large slabbed patio rea ideal for hosting summer evenings, generous lawn area with a border of mature shrubs along with secure access leading to the front.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.







Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

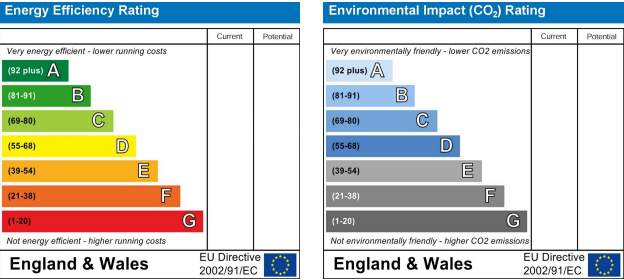
Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band G



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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