

MoveNow Properties



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FOR SALE

Lingwell Chase, Lofthouse Gate,

WF3 3JB

4 Bedroom, Detached

OIEO £375,000



Movenowproperties.com are pleased to offer this 4 double bedroom detached property for sale. Nestled into an quiet cul-de-sac benefitting from 2 reception rooms, 2 bathrooms private drive for off road parking and a spacious enclosed rear garden and a garage. Located in close proximity to motorway links, train station, schools and local amenities.

- Luxurious 4 double bedrooms
- Exquisite detached family home
 - Includes a integral garage
- Features 2 beautifully appointed bathrooms
 - Offers 2 inviting reception rooms
- Boasts an enchanting enclosed rear garden
- An absolute must-see to truly appreciate its charm

Accommodation briefly comprises

Entrance Hall

Upon entry, you'll step into the inviting Entrance Hall, having a frosted UPVC double glazed window, setting the tone with its coving to the ceiling and gracefully leading to the stairs to the first floor landing.

Living Room

Measurements: 17' 2" x 14' 2" (5.24m x 4.33m)

The Living Room is a generous space exuding warmth, boasts a central heating radiator, offering views through the UPVC double glazed window to the front. Double doors with stained glass panes lead seamlessly into the Dining Room, while a door to the understairs storage cupboard adds practicality. Coving and ceiling roses enhance the elegance, complemented by a decorative glass front electric fire with a granite surround, adding a touch of sophistication.



Dining Room

Measurements: 9' 8" x 8' 3" (2.95m x 2.51m)

In the Dining Room, coving and a ceiling rose continue the theme of refinement, with French doors opening onto the rear garden, inviting natural light and providing a charming setting for gatherings.



Kitchen

Measurements: 15' 3" x 9' 8" (4.66m x 2.95m)

The Kitchen, a culinary haven, features modern fittings including integrated appliances, offering functionality without compromising style. Multiple UPVC double glazed windows flood the space with light, while a door to the side provides convenient access to the outdoors.



Stair & Landing

Ascend to the First Floor Landing, where coving to the ceiling and loft access create an airy ambiance.

Bedroom 1

Measurements: 13' 1" x 10' 9" (3.99m x 3.28m)

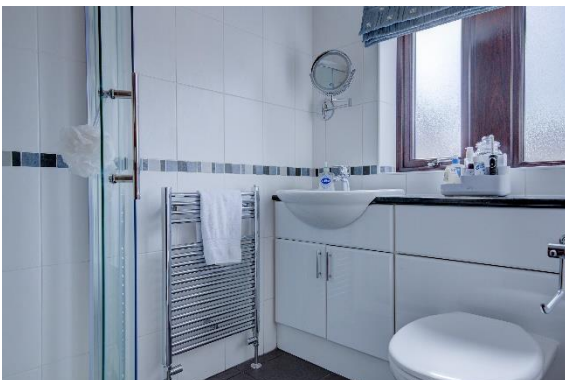
Double bedroom with fitted bedroom furniture, double glazed window to front and door to en-suite.



En-Suite

Measurements: 6' 10" x 4' 8" (2.06m x 1.42m)

Featuring a frosted UPVC double glazed window for privacy. Modern amenities include a concealed cistern with low flush w.c., basin integrated into the countertop with a stainless steel mixer tap, and a sleek shower cubicle with a glass screen. LED spotlighting illuminates the room, highlighting the exquisite tilework that adorns every surface.



Bedroom 2

Measurements: 12' 4" x 11' 11" (3.77m x 3.64m)

A central heating radiator ensures warmth, while a UPVC double glazed window provides views of the serene rear garden. The room is accentuated by graceful coving, adding a touch of refinement.



Bedroom 3

Measurements: 11' 10" x 9' 3" (3.61m x 2.82m)

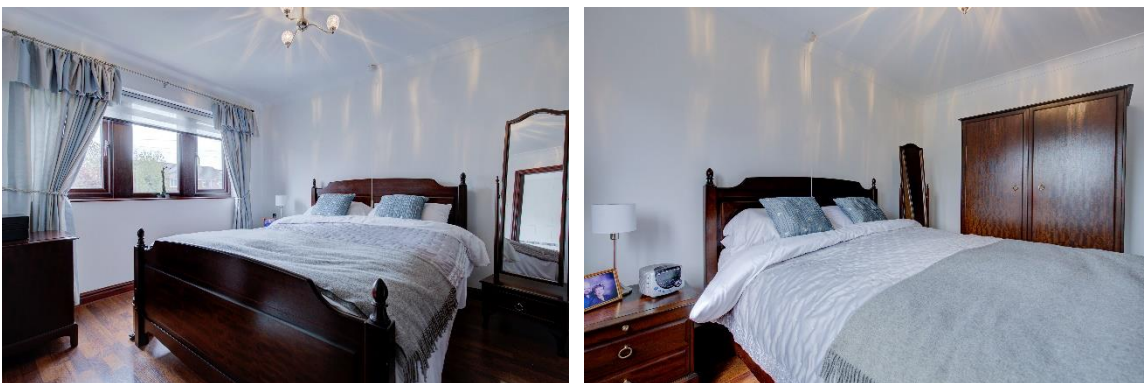
This bedroom exudes elegance with natural light streaming through the UPVC double glazed window, creating a bright and inviting atmosphere and a central heating radiator.



Bedroom 4

Measurements: 11' 1" x 9' 8" (3.38m x 2.72m)

A central heating radiator provides warmth, while graceful coving adds character to the room. The UPVC double glazed window overlooks the tranquil rear garden, offering a peaceful view.



Bathroom

Measurements: 7' 11" x 6' 9" (2.42m x 2.07m)

Completing the accommodation is the meticulously designed Bathroom/W.C., featuring a P-shaped bath with overhead shower and glass screen, perfect for unwinding after a long day. LED spotlighting adds a modern touch, while the room is fully tiled for easy maintenance.



Outside

Outside, the property offers a blend of convenience and tranquillity. A lawned garden and tarmac driveway provide off-road parking, leading to the garage with electric up and over door. The rear garden, an oasis of greenery, features a paved patio area ideal for outdoor dining and entertaining, while being fully enclosed for privacy and security. Perfect for creating lasting memories with family and friends.



Location

Conveniently located in a sought after area with great motorway links. Outwood train station is 0.5miles away. Ofsted rated Outwood Primary Academy is located just 0.3 miles away and an array of local amenities.

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT
Sky
Virgin

Parking

Private Drive and Garage

Council Tax

Band E

Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

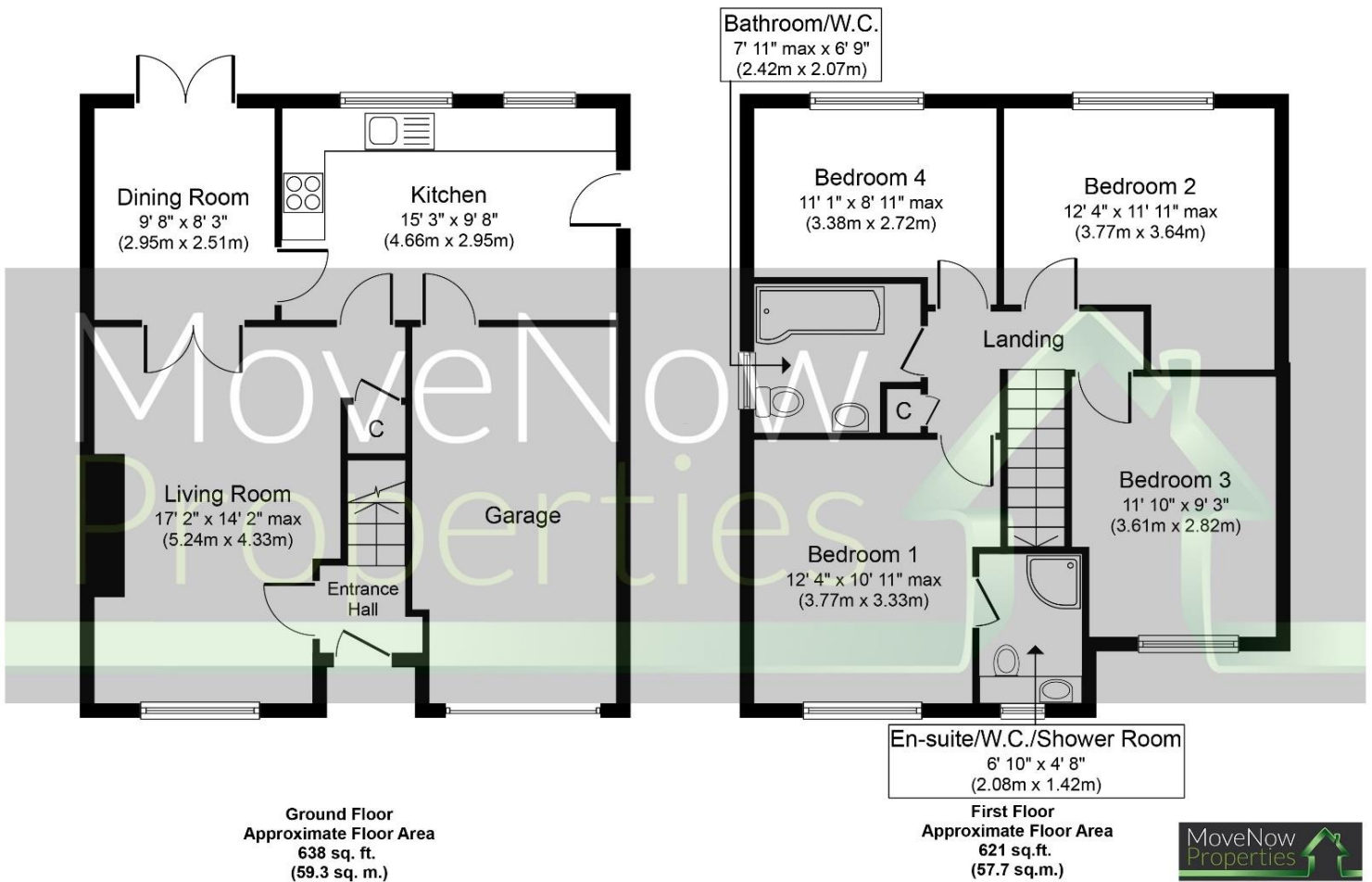
For a free valuation on your property please do not hesitate to contact us.

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Floor Plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



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