

# Lakin Drive £175,000

- HIGHLIGHT PARK
- IDEAL STARTER HOME / BUY TO LET INVESTMENT
- FREEHOLD UPON COMPLETION \*buyers fees apply\*
- DRIVEWAY TO FRONT
- LARGER THAN AVERAGE PLOT TO REAR & SIDE
- EPC Ratina: E









## **About the property**

FREEHOLD UPON COMPLETION - Comprising of driveway to front, porch, living/dining room, kitchen, conservatory, landing, 2 double bedrooms, family bathroom, enclosed rear garden with larger than average plot to side and rear.

### **Accommodation**

#### **Property Information**

FREEHOLD UPON COMPLETION. Buyers fees apply.

#### **Porch**

UPVC glazed door, further door to Living/ Dining Room.

#### **Living/Dining Room**

15' 4" x 11' 10" max ( 4.67m x 3.61m max )

TV point, power points, laminate floor, stairs to 1st floor.

#### **Kitchen**

10' 11" x 9' 3" ( 3.33m x 2.82m )

Matching wall and base units, work tops. space for utilities, electric cooker, tiled floor.







#### Conservatory

Tiled flooring, Door leading to rear garden.

#### Landing

Fitted carpet, loft hatch, power points.

#### Bedroom 1

11' 1" x 10' 2" ( 3.38m x 3.10m )

Fitted cupboard, power points, laminate flooring, window to front.

#### Bedroom 2

11' 10" x 6' 8" ( 3.61m x 2.03m )

Laminate floor, power points, window to rear.





#### **Bathroom**

W.C, wash hand basin, bath with over head shower, splash back tiled areas, window to side.

#### To The Front

Driveway, side access to rear, partially laid to lawn.

#### **Rear Garden**

\*LARGER THAN AVERAGE PLOT TO SIDE AND REAR\* Patioed area, 3 tiered levels, outside tap, enclosed with fencing, side access to front. \*Potential to extend to the side\*.

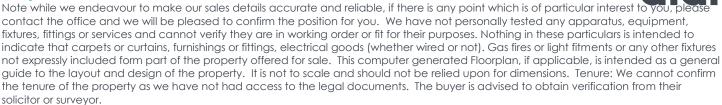


### **Floorplan**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### **Important Information**



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