

FOR SALE



Abbey
Lettings & Sales



Tay Road

New Lubbethorpe, LE19 4BF

Offers over £325,000



Nestled in the charming New Lubbethorpe, this stunning semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms, this new build property offers a spacious and modern living space spanning 1,302 sq ft.

Built in 2017, this ex-showhome is a testament to quality and style, featuring upgraded fixtures that add a touch of luxury to every corner. The property comes with driveway and garage, ensuring that parking will never be an issue for you or your guests.

One of the standout features of this property is its landscaped gardens, providing a tranquil outdoor space where you can relax and unwind. The great location of the house offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals alike.

If you are looking for a modern home with ample space, stylish finishes, and a touch of elegance, then look no further. This property on Tay Road is a rare find that combines comfort, convenience, and sophistication in one package. Book a viewing today and step into your dream home!



Entrance Hall

Composite front door, 2 upgraded ceiling light points, storage/cloaks cupboard, tiled flooring, doors leading to kitchen/family room, study/bedroom 4, downstairs wc and stairs to 1st floor.

Kitchen/Family Room 23'1" x 12'11" (7.04m x 3.94m)

Ceiling spot lights and upgraded ceiling light points, fully fitted kitchen offering base and wall cupboards, worktop with stainless steel sink, hot and cold mixer tap over, gas hob, electric oven and extractor fan, integrated fridge/freezer, dishwasher, washing machine, wine cooler, tiled flooring, double glazed windows and French doors leading to rear garden.

Study/Bedroom 4 9'1" x 6'1" (2.790 x 1.869)

Upgraded ceiling light point, 2 double glazed windows, radiator and upgraded carpeted flooring.

Downstairs WC 5'4" x 2'9" (1.649 x 0.851)

Upgraded ceiling light point, extractor fan, radiator, tiled flooring and a 2 piece suite comprising of was hand basin and low level flush toilet.

Stairs & Leading to 1st floor Landing

Upgraded ceiling light point, radiator, upgraded carpeted flooring, doors leading to lounge, bedroom 1 and stairs leading to 2nd floor.

Lounge 10'1" x 12'10" (3.089 x 3.928)

Upgraded ceiling light point, 2 double glazed windows, radiator and upgraded carpeted flooring.

Bedroom 1 9'11" x 12'10" (3.032 x 3.928)

Upgraded ceiling light point, 2 double glazed windows, upgraded fitted wardrobes, upgraded carpeted flooring and door leading to the ensuite shower room.

Ensuite Shower Room 7'1" x 5'1" (2.175 x 1.551)

Ceiling light point, double glazed window, extractor fan, radiator, upgraded flooring and a 3 piece suite comprising of a double sized shower cubical with a thermostatic shower, wash hand basin and low level flush toilet.

Stairs & Leading to 1st floor Landing

Upgraded ceiling light point, radiator, upgraded carpeted flooring, doors leading to lounge, bedroom 2, 3 and family bathroom.

Bedroom 2 11'4" x 12'10" (3.460 x 3.928)

Upgraded ceiling light point, double glazed window, upgraded fitted wardrobes and upgraded carpeted flooring.

Bedroom 3

Upgraded ceiling light point, double glazed window, upgraded fitted wardrobes and upgraded carpeted flooring.

Family Bathroom 6'5" x 5'10" (1.961 x 1.800)

Ceiling light point, double glazed window, extractor fan, radiator, upgraded flooring, a 3 piece bathroom suite comprising of a bath with thermostatic shower over, wash hand basin and a low level flush toilet.

Externally

To The Front of The Property

There is an enclosed landscaped garden comprising of iron fencing, block paved path leading to front door and a tandem driveway for upto 2 vehicles which leads to a single garage.

Garage

Up & Over door with power points and lighting.

To The Rear of The Property

There is an enclosed landscaped garden offering patio and lawn areas.

Additional Information

*Please note that all of the furniture can be sold by separate negotiations

Council Tax Band: Tbc

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

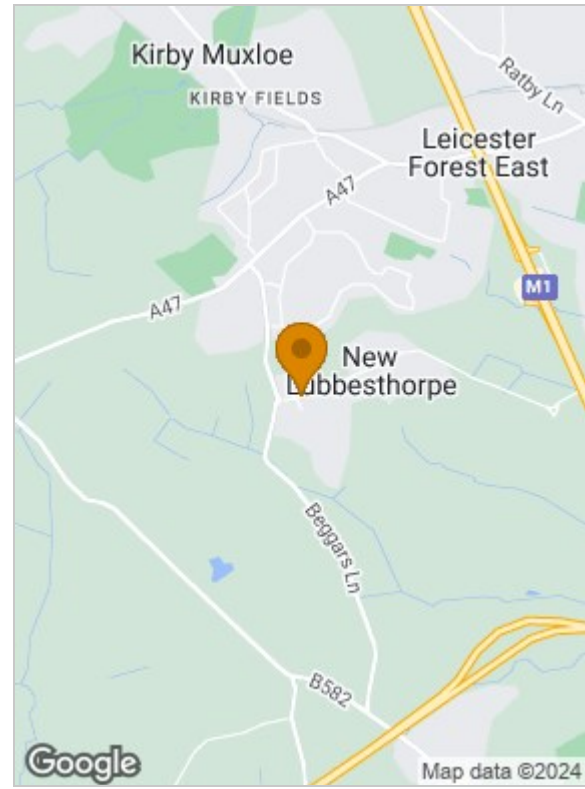
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

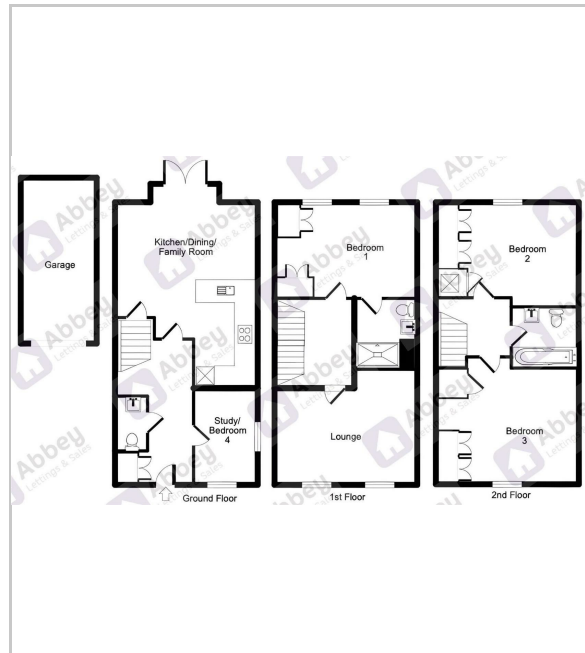
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

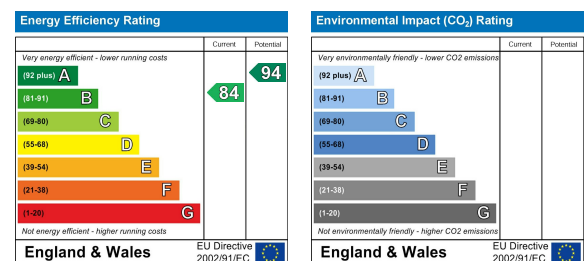
Area Map



Floor Plans



Energy Efficiency Graph



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