



Main Road , Leadenham



3



1



1



£250,000



## Key Features

- End Terraced House
- Three Bedrooms
- Kitchen Diner
- Built In Appliances
- Garden & Parking
- NO ONWARD CHAIN
- EPC rating B
- Freehold





Built by Glenrowan Homes in 2023 this stone faced end terraced property offers three bedroom accommodation. Finished to a high standard with built in appliances to the kitchen diner including dishwasher, fridge freezer and washer dryer the accommodation comprises of hallway, downstairs cloakroom, lounge, kitchen diner, landing, three bedrooms and bathroom. With energy efficiency in mind there is air source heating and an enclosed rear garden leads to two parking spaces.

#### Entrance

The property is entered via a partly glazed door to the front elevation

#### Hallway

Radiator, stairs to first floor landing, built in cloaks cupboard and downstairs cloakroom

#### Downstairs WC

Window to the front elevation, low level wc, hand basin and radiator.

#### Kitchen Diner 7'4" x 14'7" (2.2m x 4.4m)

Window to the front elevation, radiator, base and eye level units with worktop, stainless steel sink, integrated fridge freezer, slimline dishwasher, washer/dryer, built in electric oven and hob with extractor.

#### Lounge 10'0" x 14'10" (3m x 4.5m)

Window and French doors to the rear elevation, tv point and radiator.



#### Landing

Stairs from hallway with built in cupboard housing hot water cylinder.

#### Bedroom 1 7'10" x 12'10" (2.4m x 3.9m)

Window to rear elevation and radiator.

#### Bedroom 2 7'10" x 12'6" (2.4m x 3.8m)

Window to front elevation and radiator.

#### Bedroom 3 6'10" x 10'2" (2.1m x 3.1m)

Window to rear elevation and radiator.

#### Bathroom 6'3" x 6'9" (1.9m x 2.1m)

Window to front elevation, panelled bath, mixer tap with shower attachment and screen, low level wc, wash basin and radiator.

#### Outside

An enclosed rear garden laid to lawn with hard standing for summerhouse and patio, gated access to rear parking with two spaces.

#### AgENTS Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

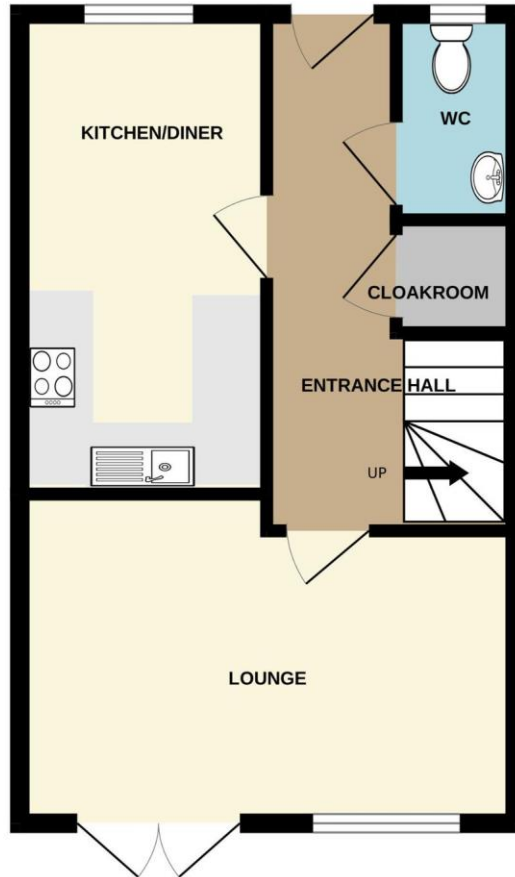
#### Tenure

Freehold

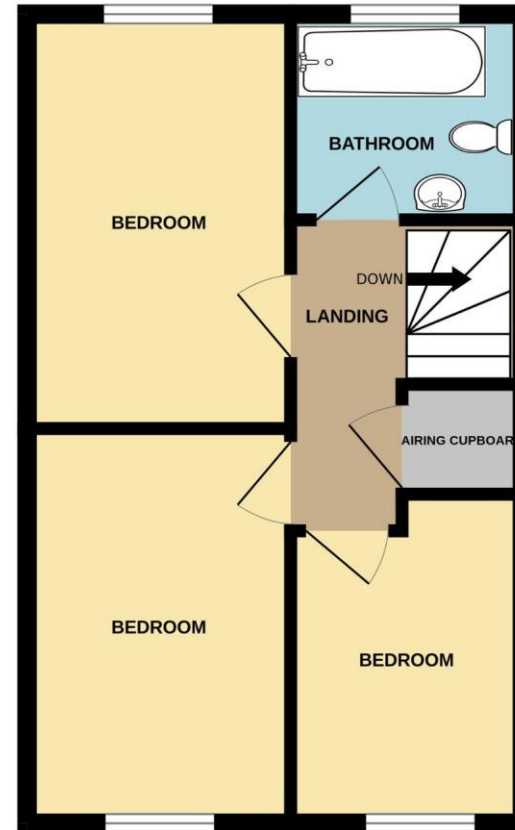




GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



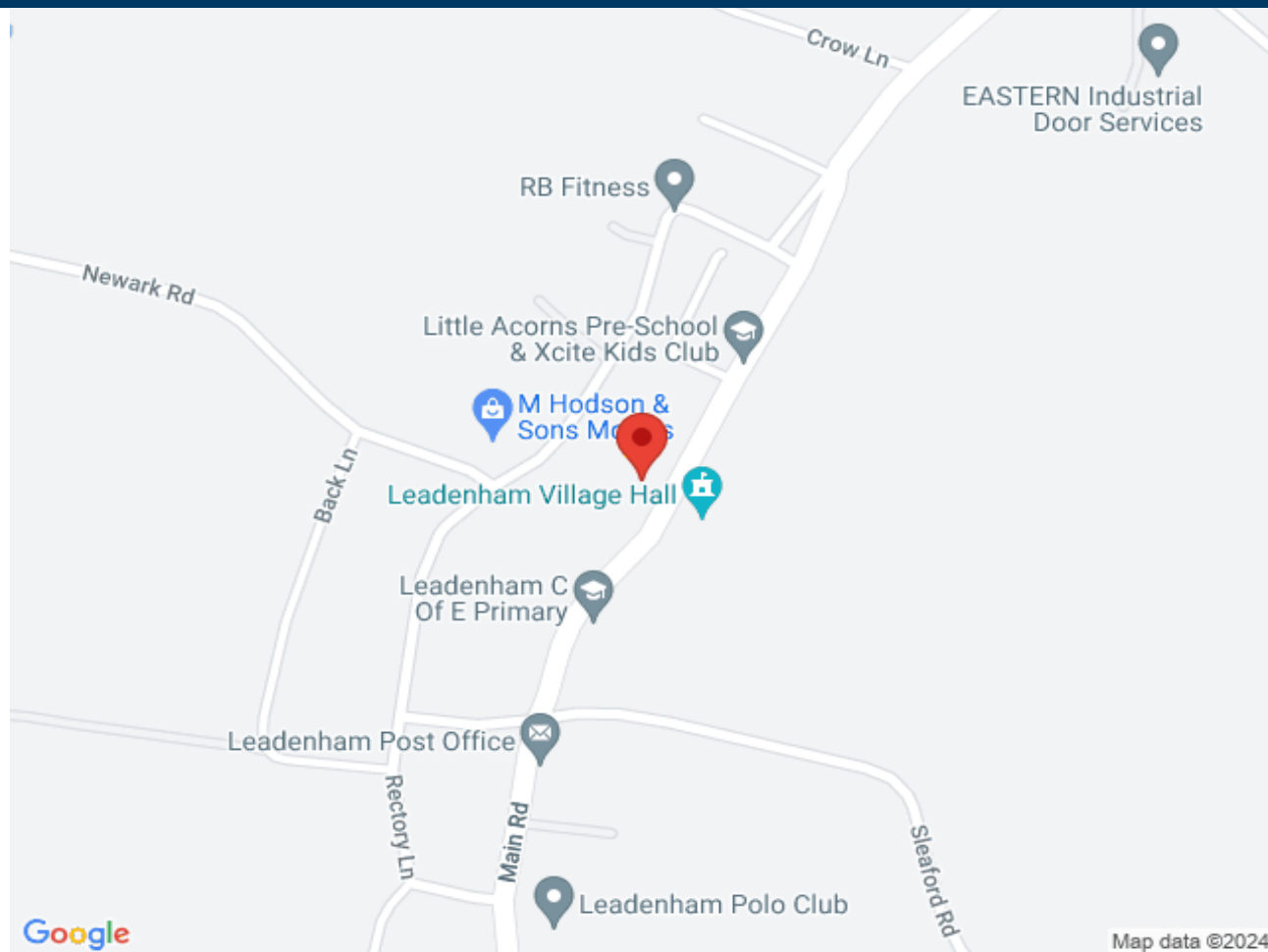
1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



MAIN ROAD, LEADENHAM LN5 0QB

TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		