



Middleton Way, Leasingham
£270,000



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Freehold



Key Features

- Extended Detached Bungalow
- Three Bedrooms
- Immaculately Presented Throughout
- Modern Kitchen with Neff Appliances
- Extended Master Bedroom with En Suite
- NO ONWARD CHAIN
- EPC rating D
- Current Council Tax Band B





This immaculately presented, Extended Three Bedroom Detached Bungalow offers spacious living throughout. Featuring a modern kitchen with Neff appliances and an extended master bedroom with an en suite, the rest of the property comprises an Entrance Hall, large Lounge Diner, Bathroom and Two Further Bedrooms. The loft has also been fully boarded and offers velux windows, previously used as a hobby room by the current owner. Located in a quiet cul-de-sac, offering peace and privacy, the property benefits from no onward chain making a viewing highly recommended and the only way to fully appreciate the size, location and standard on offer.

Kitchen

3.57m x 2.76m (11'8" x 9'1")

Modern kitchen comprising of a range of base and eye level units with work surface over, composite sink with mixer tap and drainer, plumbed in Samsung American Style Fridge with water and ice feature, Neff four ring gas hob with extractor hood over, integrated eye level Neff oven with Neff microwave over, freestanding dishwasher, window to side aspect and radiator.

Utility Room

1.56m x 2.95m (5'1" x 9'8")

Having base level units with work surface over, sink, space and plumbing for washing machine, part glazed door to rear garden, window to rear aspect and radiator.

Bedroom One

5.06m x 2.95m (16'7" x 9'8")

With french doors on to rear garden and radiator.

En Suite

Three piece suite comprising mains fed shower, hand wash basin,, low level wc , radiator, window to side aspect and extractor fan.

Bedroom Two

3.51m x 3.26m (11'6" x 10'8")

With fitted wardrobes, window to rear aspect and radiator.

Bedroom Three

3.51m x 1.95m (11'6" x 6'5")

With window to rear aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to side aspect and radiator.



Entrance Hall

With uPVC Entrance Door and window to front aspect, access to loft space, door way to side access to garage and rear garden.

Lounge

5.23m x 3.62m (17'2" x 11'11")

With freestanding log burner, window to front aspect, TV and BT point and radiator - opening to;

Dining Area

2.33m x 2.84m (7'7" x 9'4")

With fitted units, window to front aspect and radiator.



Loft Space

Fully boarded space with velux windows, previously used as a hobby room, electric and lighting, with fitted loft ladder. No planning is in place for a formal room.

Garage

With electric garage door with EV charging point to front, door to rear garden, electric and lighting.

Outside

The front of the property offers ample parking with a large gravel driveway, five bar double gate to front with timber fence surround, side access to rear.

The rear garden offers a generous sized patio area, two sheds, further laid to lawn with timber fence surround, outside tap, outside power sockets.

Agents Note

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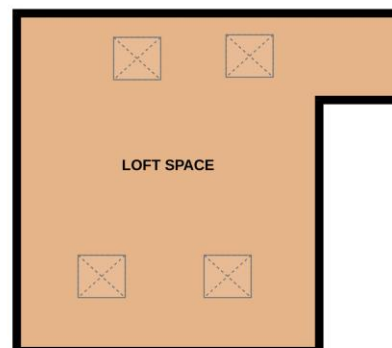


Floorplan

GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



LOFT SPACE
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1756 sq.ft. (163.1 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.
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