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13 Manor View Road, Lebberton

Offers Over £300,000



13 Manor View Road

Lebberston, Scarborough

- TWO/THREE BEDROOM SEMI DETACHED COTTAGE
- IN GREAT DECORATIVE ORDER WITH CHARACTERFUL FEATURES
- SPACIOUS LOUNGE WITH FIREPLACE
- WELL PRESENTED SPACIOUS REAR GARDEN
- BLOCK PAVED OFF-STREET PARKING
- LOCATED WITHIN THE POPULAR VILLAGE OF LEBBERSTON

We are delighted to present this stunning two/three bedroom semi-detached cottage, ideally situated in the ever-popular village of Lebberston.

This charming property offers a warm and inviting atmosphere, with a spacious lounge featuring a beautiful fireplace that creates a perfect focal point for relaxing evenings or entertaining guests. The well-appointed fitted kitchen is designed to cater to modern living, providing ample storage and workspace for culinary enthusiasts. The flexible layout allows for two generous bedrooms plus a versatile third room, which could be used as an additional bedroom, home office, or dining room, making the cottage well-suited to a range of lifestyles. Outside, the property enjoys a generous garden that provides a peaceful retreat, perfect for enjoying the tranquil village setting or alfresco dining during the warmer months. Impeccably presented throughout, this home blends character with comfort, offering light-filled rooms and a seamless flow between living spaces.

Located within easy reach of local amenities and transport links, this property is perfectly positioned for both convenience and tranquillity. With its appealing features and sought-after location, this delightful cottage presents an exceptional opportunity for those seeking a peaceful village lifestyle.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.





GROUND FLOOR

Entrance Hall

Kitchen/Diner 18' 8" x 13' 5" (5.70m x 4.10m)

Lounge 19' 8" x 12' 2" (6.00m x 3.70m)

Bathroom 6' 3" x 6' 3" (1.90m x 1.90m)

Bedroom/Dining Room 12' 10" x 12' 2" (3.90m x 3.70m)

FIRST FLOOR

Bedroom One 13' 1" x 12' 6" (4.00m x 3.80m)

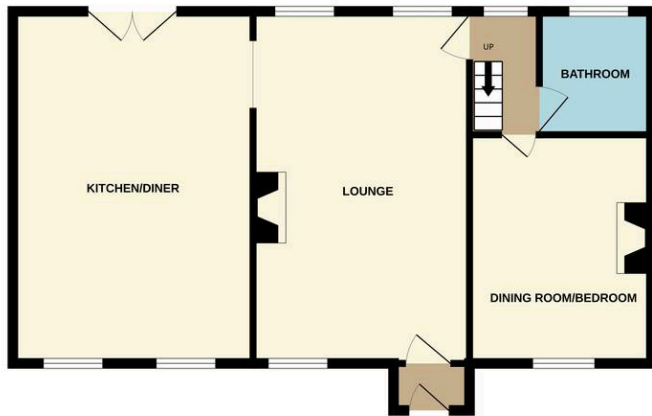
Bedroom Two 13' 1" x 12' 6" (4.00m x 3.80m)

HMRC

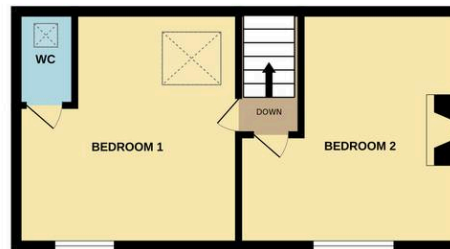
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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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