



**18 Leighton Crescent, Elmesthorpe, LE9 7SF**  
£290,000 Freehold

  
**MARTIN&CO**

# Leighton Crescent, Elmesthorpe

3 Bedrooms, 1 Bathroom

£290,000

- FOUR DOUBLE BEDROOMS
- MODERN SHOWER ROOMS
- REAR KITCHEN
- GOOD SIZED LOUNGE
- LARGE REAR LAWNED GARDEN WITH PATIO
- STORAGE SHED AND SUMMER HOUSE
- OFF ROAD PARKING

A FOUR BEDROOM HOME IN ELMESTHORPE.

Comprising two bedrooms, lounge, bathroom and kitchen to the ground floor. First floor two bedrooms and en-suite. Gas central heating and double glazed. Front driveway and good sized rear garden with patio. Large storage shed, and summer house. NO CHAIN!



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALLWAY** Providing access to the two bedrooms, shower room, lounge and rear kitchen.

**GROUND FLOOR BEDROOM 9' 8" x 10' 11"** (2.95m x 3.33m) Currently used as a gym, this ground floor bedroom has a uPVC double glazed window and heated via gas central heating.

**GROUND FLOOR BEDROOM 10' 0" x 14' 7"** (3.06m x 4.47m) Having a wooden floor and decorated in a neutral colour. uPVC double glazed window overlooking the front of the home.

**BATHROOM 5' 1" x 11' 0"** (1.55m x 3.36m) Modern bathroom comprising a white suite of bath, sink and WC

**REAR KITCHEN 8' 0" x 10' 5"** (2.44m x 3.19m) Having blue painted wooden wall and base units and dark work surfaces. Providing access to the rear garden.

**LOUNGE 10' 11" x 18' 1"** (3.34m x 5.53m) A good sized room overlooking the rear garden. Having a feature fireplace, carpeted floor and uPVC window.

**FIRST FLOOR LANDING** Providing access to the loft (via doorway and hatch), and two bedrooms

**REAR BEDROOM 12' 0" x 7' 7"** (3.68m x 2.33m) Double bedroom overlooking the rear garden. Having a carpeted floor and decorated in a neutral colour.

**FRONT BEDROOM 12' 4" x 11' 3"** (3.77m x 3.44m) Located within the dormer, this double bedroom has a velux roof window and uPVC double glazed side window. Benefitting from having an en-suite.

**ENSUITE 5' 8" x 5' 1"** (1.75m x 1.57m) Comprising a white suite of shower cubicle, WC and sink.

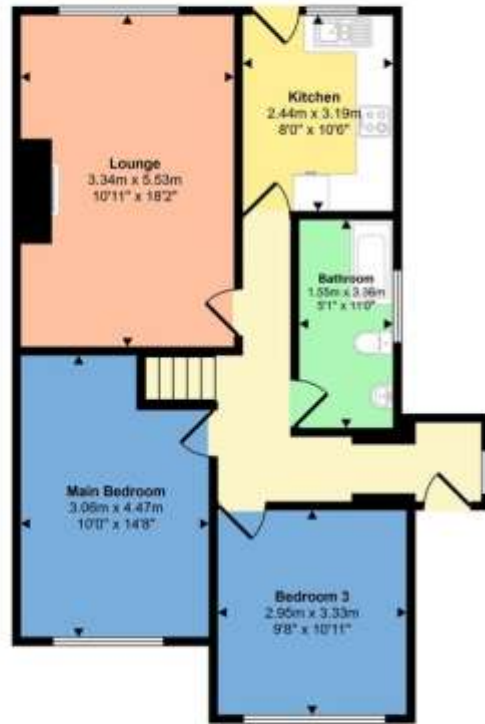
**OUTSIDE** Off-road parking at the front for more than two cars. Good sized rear lawned garden with storage shed, patio and summer house.







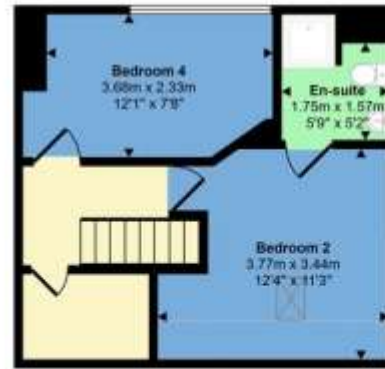
Approx Gross Internal Area  
100 sq m / 1073 sq ft



Ground Floor  
Approx 66 sq m / 712 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sprazzy 360.



First Floor  
Approx 34 sq m / 365 sq ft

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