



3 Lea View, Staunton-On-Arrow, HR6 9HS. £299,950

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Staunton-On-Arrow
HR6 9HS**

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PROPERTY FEATURES

- **Semi-Detached House**
- **4 Bedrooms**
- **Lounge**
- **Dining Room**
- **Fitted Kitchen**
- **Utility Room**
- **Ground Floor Cloakroom W.C**
- **Bathroom**
- **Gardens To Front And Rear**
- **Village Location**



To view call 01568 616666



Situated in a semi-rural position, an extended and spacious semi-detached house offering double glazed accommodation to include an enclosed porch, lounge with wood burning stove, a modern open plan kitchen/dining room, utility room, ground floor cloakroom, rear lobby/office, 4 bedrooms, a modern fitted bathroom and outside a lawn garden to front, good size garden to rear with workshop and storage shed unrestricted parking to front and attractive views to both front and rear.

Stanton-On Arrow is an attractive village with church and village hall and close by is the larger village of Pembridge having good amenities to include a village shop, pub and school.

The property is an extended semi-detached house of brick construction under a tiled roof.

A UPVC double glazed entrance door opens into an enclosed porch having tiled flooring, wall lighting and a double glazed door opening into the lounge.

The good size lounge has a double glazed window to front overlooking neighbouring countryside and a fireplace with an inset wood burning stove standing on a brick hearth with fire surround and mantle shelf over. The lounge has wooden laminated flooring and a built-in storage unit with cupboards and shelving over. From the lounge a glazed panelled door opens into the dining room. The dining room offers an ideal environment for entertaining, having tiled flooring throughout and ample room for a family size dining table. There are UPVC double glazed French doors opening into the rear garden and an archway giving access into the kitchen.

The modern fitted kitchen has a working surface with an inset, stainless steel sink unit with a mixer tap over and an integral dishwasher under. The working surfaces continue with base units to include cupboards and drawers and planned spaces for 2 fridges and with storage over. There is a range cooker, matching eye-level cupboards, tiled splashbacks, inset lighting and a UPVC double glazed window to rear.

From the dining room a glazed panelled door opens into a utility room. The modern fitted utility room has working surface with an inset stainless steel sink unit with cupboards, planned space for a washing machine and space for a tumble dryer under. There are also matching eye-level cupboards and built-in storage units. The utility room has a Velux roof light and a door opening into a cloakroom/W.C.

The cloakroom/W.C. has a low flush W.C., wash hand basin with splashback and a frosted UPVC double glazed window to front.

From the utility room a door opens into a rear lobby/office having tiled flooring, power points, a UPVC double glazed window to rear and a UPVC double glazed door opening out to the rear garden. From the lounge a staircase rises up to the first floor

landing having an inspection hatch to the loft space above and doors off to the bedroom accommodation. Bedroom one has a UPVC double glazed window with attractive rural views to front, ample room for bedroom furniture and a built-in wardrobe fitment.

Bedroom two is also a good size double bedroom having inset lighting and a UPVC double glazed window with attractive views to rear.

Bedroom three is also generously sized having inset lighting and a UPVC double glazed window to side. Bedroom four is L shaped having a UPVC double glazed window to front and a door into a useful storage cupboard with fitted shelving.

From the landing a door opens into the bathroom having a modern suite to include a bath with an electric shower over, a vanity unit with cupboards and drawers and an inset sink unit and a W.C. The bathroom is tiled from floor to ceiling height and a frosted UPVC double glazed window to the rear.

OUTSIDE.

The property is situated in an attractive position within Stanton-On-Arrow and having an attractive outlook to the front and unrestricted parking to the front of the property. There is a lawned garden with attractive floral borders and centerpiece, outside security lighting and a pathway giving access to the front door and continuing to the side of the property through a secure gate.

REAR GARDEN.

A feature of the property is the good size rear garden ideal for young families and keen gardeners alike. The garden has a sheltered seating area and the main garden laid to lawn with deep shrub borders, raised gardens and a greenhouse. A pathway leading along the garden to the rear with gated access onto neighbouring fields. To the rear is a substantial workshop.

WORKSHOP.

The workshop has power, lighting, window and an adjoining timber built storage shed.

SERVICES.

Mains water, a shared septic tank for drainage, telephone subject to BT regulations and heating via a wood burning stove in the lounge.

AGENTS NOTE.

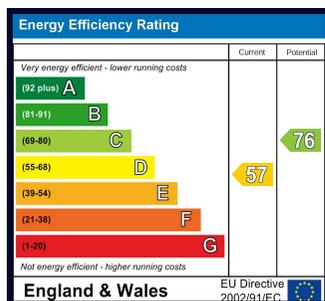
The owners are waiting for building regulations to be signed off for the extension.

ROOMS AND SIZES

Enclosed Porch	
Lounge	6.02m (max) x 3.45m (19'9" (max) x 11'4")
Dining Room	5.97m x 2.54m (19'7" x 8'4")
Kitchen	3.51m x 2.92m (11'6" x 9'7")
Utility Room	3.18m x 1.96m (10'5" x 6'5")
Cloakroom/W.C.	
Rear Lobby/Office	2.36m x 1.96m (7'9" x 6'5")
Bedroom One	3.48m x 3.40m (11'5" x 11'2")
Bedroom Two	3.51m x 2.97m (11'6" x 9'9")
Bedroom Three	2.74m x 2.59m (9' x 8'6")
Bedroom Four	2.64m x 2.49m (max) (8'8" x 8'2" (max))
Bathroom	
Rear Garden	
Workshop	3.76m x 2.79m (12'4" x 9'2")

PROPERTY INFORMATION

Council Tax Band - B
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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