



**280 Leventhorpe Lane**

- THREE BEDROOM SEMI DETACHED BUNGALOW
- PRIVATE DRIVEWAY
- BEAUTIFULLY FINISHED THROUGHOUT
- PRIVATE REAR GARDEN

**Offers In Region Of £299,950**  
EPC Rating '55'





## Property Description

### DESCRIPTION

This stunning three-bedroom bungalow offers stylish move-in ready accommodation finished to an exceptional standard throughout, enjoying attractive open views to the front.

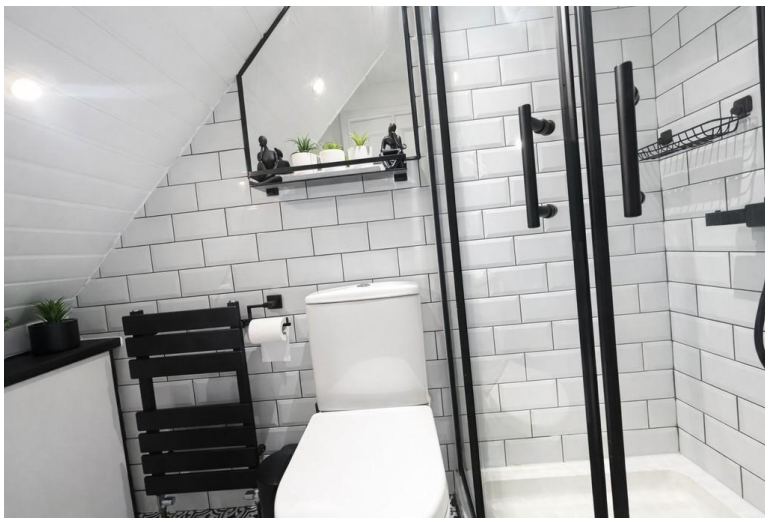
The property features a spacious driveway and detached garage, complemented by beautifully maintained front garden. Inside, the home is bright and elegantly presented, integrated appliances, alongside a sophisticated lounge with a feature fireplace and pleasant outlook.

There are three-well proportioned bedrooms and a modern, high-quality bathroom, all finished in a tasteful, neutral decor.

To the rear, a landscaped garden provides a private and tranquil setting, complete with manicured lawn, decorative planting, and inviting seating areas-perfect for both relaxing and entertaining.

A superb home combining comfort, style, and scenic surroundings.





#### KITCHEN

A beautifully presented contemporary kitchen, thoughtfully designed to combine style and practicality. Featuring sleek high-gloss cabinetry, contrasting worktops, and a modern tiled splashback, the space offers a clean and sophisticated finish throughout.

Natural light floods the room through a large window, providing pleasant views over the landscaped rear garden, while the well-planned layout ensures ample storage and workspace. Finished with quality fittings and a neutral colour palette, this kitchen is perfect for both everyday living and entertaining.



#### DINING ROOM

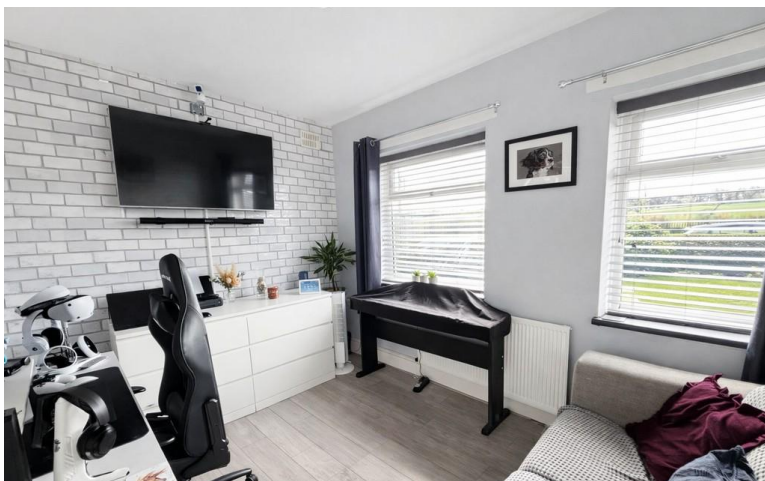
A bright and stylish dining room, finished in a modern neutral decor. Dual aspect windows allow an abundance of natural light, creating a light and airy feel. The space is complemented by contemporary flooring and a statement light fitting, making it an elegant setting for dining and entertaining.



#### LIVING ROOM

A beautifully presented and inviting living room, finished in a soft neutral palette with stylish feature wallpaper and contemporary flooring. A charming fireplace creates a focal point, adding warmth and character to the space.

The large bay window allows an abundance of natural light to fill the room while offering pleasant open views, enhancing the bright and airy feel. Elegantly finished throughout, this is a comfortable and sophisticated space ideal for relaxing.



#### MASTER BEDROOM AND ENSUITE

A stylish and well-proportioned master bedroom, finished in a modern neutral palette with a striking feature wall and excellent natural light from the large window, creating a calm and relaxing atmosphere. The room is complemented by a sleek ensuite, beautifully appointed with contemporary tiling, a walk-in shower and high-quality fittings, offering a clean and modern finish.

#### BEDROOM 2

A bright and versatile second bedroom, finished in a modern neutral style with a feature wall and dual windows allowing for plenty natural light. A well-proportioned space, ideal as a guest bedroom, home office, or additional reception room, enjoying pleasant open views.

#### BEDROOM 3

Positioned within the dormer loft conversion, this spacious and stylish third bedroom offers excellent head height and a bright, airy feel. Beautifully finished with a modern colour palette, the room benefits from generous natural light and well-utilised space,



making it ideal as a comfortable bedroom or private retreat.

#### EXTERIOR

The property boasts beautifully maintained front and rear gardens, designed for both relaxation and easy upkeep. To the rear, a private and enclosed garden features a well-kept lawn, attractive planted borders, and a charming raised decking area- perfect for outdoor seating and entertaining. A further patio space adds versatility, while mature greenery provides a peaceful, seduded feel.

To the front, a generous block-paved driveway offers ample off-road parking and leads to a detached garage. The property also enjoys attractive open views across nearby greenery, enhancing its sense of space and setting.





**PURCHASE DETAILS:** Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		