



£200,000

Lord Close, Acklam

IH INGLEBY HOMES





Enjoying a corner position within this favoured, modern development, this impressively spacious three bedroom property is built to more generous design, and certainly merits internal inspection.

Delivering two separate generous reception rooms, both with 'French' doors to the attractive, southerly and private rear garden, whilst the ground floor also brings a welcoming entrance hall, cloakroom/WC and modern fitted kitchen.

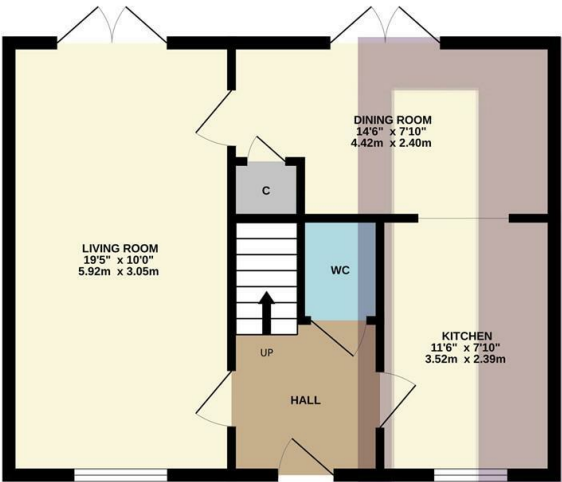
The first floor provides three great bedrooms, the 'Master' with built-in robes and modern ensuite, separate family bathroom.

A lengthy side drive allows ample parking and approaches the garage, with the front garden being laid to well-tended lawn, split by a path to the entrance. Complimented by the enclosed rear garden, with a large near-end patio, and lawn - enjoying a sunny, and private outlook.

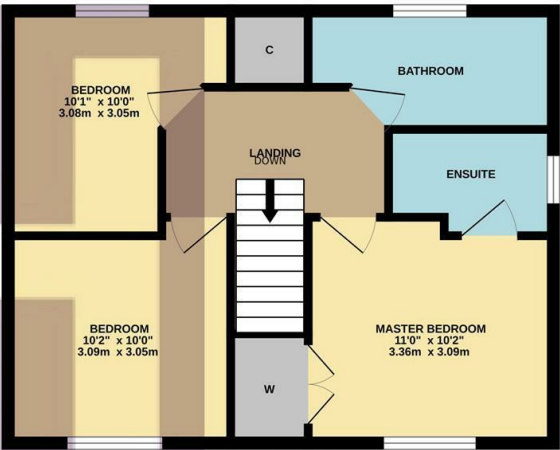


The Layout

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		95	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C	83		(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band: D
Tenure: Freehold



- Larger style, three bedroom detached property
- Separate generous lounge and dining room
- Master bedroom with built-in robes and ensuite
- Lengthy side drive and garage
- Sought-after, modern Acklam development
- Call 01642 67105 to view