



7 LAKELAND DRIVE

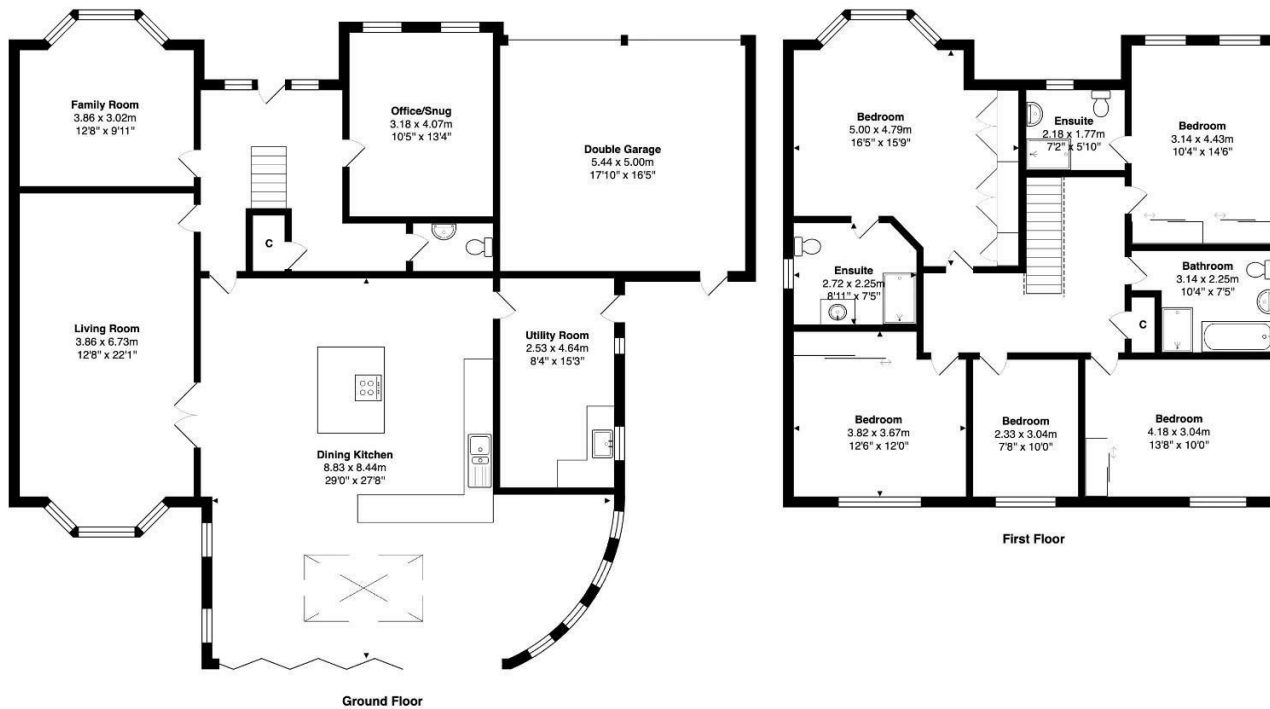
LEEDS, LS17 7PJ

£1,250,000
FREEHOLD

Monroe is delighted to present this impressive and generously proportioned family home offering an excellent blend of versatile accommodation, contemporary living space and practical features arranged across two well-planned floors. The property is ideally suited to modern family life, with an abundance of reception and entertaining space on the ground floor and five well-appointed bedrooms on the first floor, including two bedrooms benefiting from private en-suite facilities.

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Total Area: 279.7 m² ... 3010 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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