



13 Richmond Road, Carlton-In-Lindrick

£325,000 Freehold

Three Bedroom Detached Bungalow • Extended To Provide Kitchen & Sunroom • Approx. 1,008 Sq Ft Of Accommodation • Spacious Lounge With Feature Gas Fire • Open Plan Kitchen Into Bright Sunroom • Separate Utility Room • Beautifully Landscaped Rear Garden • Extensive Block Paved Driveway & Garage



GUIDE PRICE £325,000 - £335,000

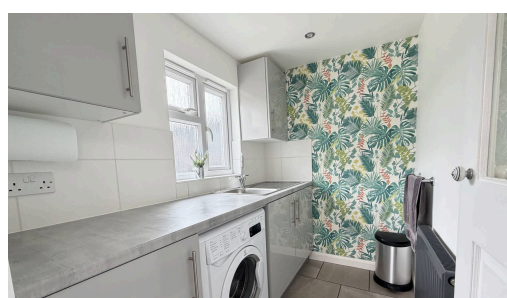
An immaculately presented and substantially extended three bedroom detached bungalow, occupying a desirable cul-de-sac position within the highly sought-after village of Carlton in Lindrick. Offering approximately 1,008 sq ft of stylish and versatile accommodation, this superb home has been thoughtfully improved to create a seamless blend of modern living and comfortable practicality.

Internally, the property is finished to an exceptional standard throughout, with a well-balanced layout centred around a spacious lounge featuring a stylish gas fire and sliding doors opening directly onto the rear garden. The heart of the home is the contemporary kitchen, which flows effortlessly into a stunning sunroom extension. This bright and airy space, enhanced by a vaulted ceiling and extensive glazing, provides an ideal area for dining and relaxing while enjoying views over the beautifully landscaped garden.



Council Tax band: C

Tenure: Freehold





Entrance Hall

A bright and welcoming entrance hall, finished in neutral tones and providing access to all main rooms, creating a practical and well-balanced layout.

Lounge

A superbly presented living space featuring a stylish gas fire set within an attractive surround, forming a central focal point. Sliding patio doors open directly onto the rear garden, allowing for an abundance of natural light and creating a seamless indoor-outdoor feel—ideal for both relaxing and entertaining.

Kitchen

A modern and well-appointed kitchen fitted with a range of contemporary units, complemented by ample worktop space and a breakfast bar area. The

Bedroom One

Bedroom One (11'8" x 12'5") is a spacious and comfortable double room, positioned to the front of the property and benefiting from a large window allowing for plenty of natural light. The room provides ample space for freestanding furniture and offers a calm and relaxing environment.

Bedroom Two

Bedroom Two (9'10" x 11'2") is another generous double bedroom, again well presented and ideal for use as a guest room or additional main bedroom, offering flexibility for a variety of needs.

Bedroom Three

Bedroom Three (8'10" x 7'5") is a well-sized single room, currently utilized as a bedroom but equally



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Kitchen

A modern and well-appointed kitchen fitted with a range of contemporary units, complemented by ample worktop space and a breakfast bar area. The kitchen is equipped with an induction hob with extractor above, a combination microwave oven, built-in microwave, and a composite sink, along with space and plumbing for a dishwasher. Tiled flooring runs throughout and continues seamlessly into the sunroom, enhancing the sense of flow. The space is both functional and stylish, with open access into the sunroom creating a sociable and well-connected living area.

Sun Room

A fantastic addition to the property, this bright and versatile space features a vaulted ceiling and extensive glazing overlooking the garden. Currently used as a dining and seating area, it offers a perfect extension of the kitchen and a wonderful place to enjoy the garden all year round. with direct access outside.





GARDEN

The rear garden is a standout feature, beautifully landscaped and thoughtfully designed. A large paved patio provides the ideal space for outdoor seating and entertaining, with steps leading to a raised lawn surrounded by well-stocked borders and decorative planting. The garden offers a high degree of privacy and creates a peaceful, attractive outdoor environment.



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