



KINGSTONS



Leigh Road

Holt, BA14 6PW

- No Chain
- Kitchen/diner with pantry
- South-west facing garden
- Generous garage space
- Very popular village of Holt
- Four double bedrooms
- Utility and downstairs toilet
- Parking for approx. 8 vehicles
- Modern house with character
- Main bedroom with en-suite and dressing room

£950,000 Freehold



Hallway

Two windows and external door to front elevation, under stairs storage, radiator, stairs to first floor and doors to kitchen/diner, living room, snug and WC.

Kitchen/Diner

17'10" x 19'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, gas fuelled AGA, island with fitted electric fan assisted oven and four ring gas hob, integrated fridge, window to rear and side elevation, radiator and doors to utility room, pantry and conservatory.

Pantry

8'8" x 6'1"

A mixture of worktop and shelving.

Utility

9'5" x 7'10"

A range of base units with worktop space, stainless steel sink, space for washing machine, window to front elevation, radiator and door to garage.



Living Room

15'5" x 17'10"

Window to rear elevation, two radiators, wood burner and door to conservatory.

Snug

14'10" x 12'6"

Window to front elevation and radiator.

WC

fitted with a two piece suite comprising wash hand basin and WC with window to front elevation and radiator.

Conservatory

12'2" x 11'10"

External doors to both sides to rear garden with windows to rear and side elevations.

Garage

Generous size. Spaces for additional appliances, two up and over garage doors, pedestrian door, part boarded eaves storage space, boiler, windows to side and front elevations, water softener and central vacuum system.

Landing

Two windows to front, radiator, door to:

Bedroom One

12'1" x 14'1"

Window to rear elevation, radiator and doors to en-suite and dressing room.

Dressing Room

7'11" x 10'2"

Window to rear elevation and radiator. Fitted with open fronted wardrobes.

En-suite

Fitted with a four piece suite comprising shower enclosure, twin wash hand basins, bidet and WC, window to side elevation with two heated towel rails.

Bedroom Two

18'5" x 9'9"

Window to rear elevation, generous storage cupboard and radiator.

Bedroom Three

14'4" x 9'8"

Window to rear elevation and radiator.

Bedroom Four

10'6" x 12'6"

Window to front and radiator.

Bathroom

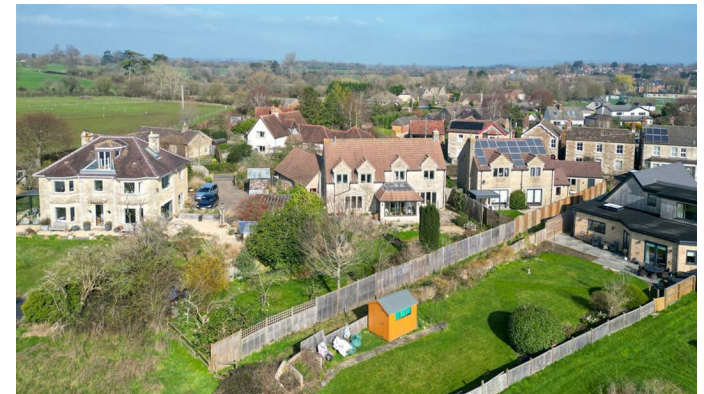
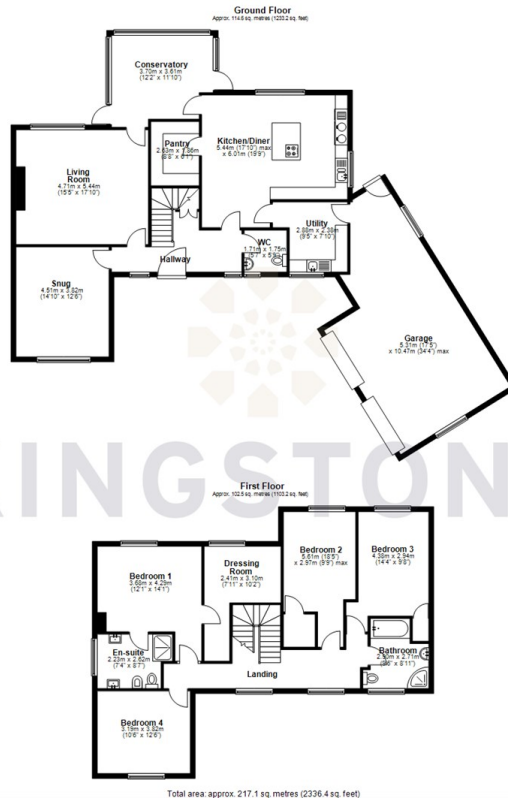
Fitted with four piece suite comprising bath with separate shower, wash hand basin and WC, window to front elevation and radiator.

Outside

Driveway parking in front of garage for approximately eight vehicles. Enclosed rear south-west facing garden with green space behind and side access.



Local Authority **Wiltshire**
Council Tax Band **F**
EPC Rating **C**




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