South End Lane, Northall, LU6 2EX
Asking price £425,000

Sears & Co
estate & letting agents

A well proportioned three bedroom, two bathroom, end of terrace modern home, situated in this semi rural position on South End Lane in the village of Northall, with accommodation arranged over three floors and spanning in excess of 1100 sqft.

The ground floor layout includes an entrance hallway, impressive 18ft living/dining room, kitchen with integrated appliances and a w/c. The first floor comprises two bedrooms and a family bathroom. The principal bedroom is located on the first floor, boasting a Juliet balcony and an en suite bathroom with a four piece suite.

Externally the property further benefits from an area of front garden, driveway parking and a low maintenance private rear garden.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Built in foot mat. Wood effect flooring. Radiator. Cloaks cupboard (also housing the oil fired boiler). Stairs rising to the first floor accommodation. Access to the w/c, kitchen and living/dining room.

Living/Dining Room
Double glazed bi folding doors to the rear garden. Double glazed door to a storage vestibule. Fireplace with electric fire. Two radiators. The dining area includes a partial glass ceiling and wood effect flooring.

Storage Vestibule
Double glazed sliding door leading to the rear garden. Wood effect flooring.

Kitchen
Double glazed window. Fitted with low level cupboards with granite work surfaces over also forming upstands, drainer groves and a window sill. Integrated oven, electric hob with extractor over, dishwasher, washing machine, fridge and freezer. Tiled flooring. Recessed down lighting. Radiator. Inset sink with mixer tap.

W/C
Fitted with a pedestal wash hand basin and a low level w/c. Radiator. Tiled flooring. Extractor fan.

First Floor Landing
Storage cupboard. Double glazed window. Stairs rising to the second floor accommodation. Airing cupboard. Radiator. Access to the family bathroom and two bedrooms.

Bedroom
Two double glazed windows. Radiator.

Bedroom
Double glazed window. Radiator.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a 'P' shaped shower bath with glass screen and shower over, wall mounted wash hand basin and a low level w/c. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan. Tiling to splash back areas. Shaver point.

Second Floor Landing
Access to the principal bedroom.

Principal Bedroom
Double glazed door to the rear aspect. Juliet balcony. Radiator. Built in wardrobe. Access to the loft. Access to the en suite.

En Suite
Double glazed window. Fitted with a four piece suite to include a panel enclosed bath, quadrant shower enclosure, wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan. Chrome heated towel rail.

To The Front/Side
An area of block paving providing driveway parking. An area of front garden. Pathway to the front door. Outside power point.

To The Rear
A private garden arranged with areas of patio, lawn and shingle. Shed. Oil storage tank. Enclosed by a mixture of timber panel fencing and part walled. Gated side access.

Buyer Information
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

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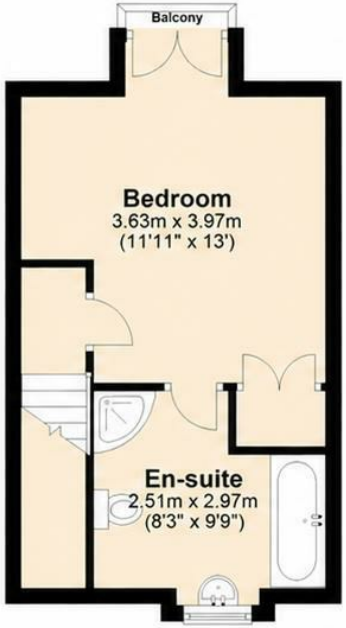
www.searsandco.co.uk call: 01442 254 100

Ground Floor
Approx. 44.8 sq. metres (482.3 sq. feet)

First Floor
Approx. 33.2 sq. metres (357.2 sq. feet)

Second Floor
Approx. 25.4 sq. metres (273.3 sq. feet)
(excluding Balcony)



Total area: approx. 103.4 sq. metres (1112.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular impotance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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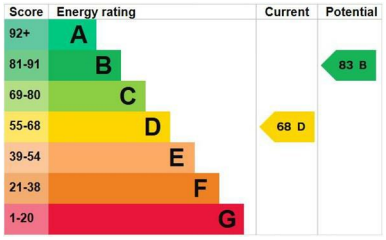

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