



Snackgate Lane, Heighington Village, DL5 6RG

£343,995

Extended detached house in popular location. Having impressive ground floor with 2 substantial reception rooms, modern kitchen & shower room plus 3 double bedrooms, further play/dressing room & 4 piece bathroom. Substantial gardens plus garage, car port & parking for a number of cars.



8A Snackgate Lane, Heighington Village, DL5 6RG

We are delighted to offer for sale this extended detached house located in a popular area with access to amenities and transport links. The property is well presented with modern fittings and offers well proportioned family living with the possibility of further improvements and enhancements.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary 4 piece bathroom and shower room. Items of note include wood burning stoves to both reception rooms, French doors to the rear, play/dressing/hobby room plus an alarm. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, 2 substantial reception rooms, kitchen and shower room. There are 3 double bedrooms, a play/dressing/hobby room and 4 piece bathroom accessed from the first floor landing. There is a loft with ladder access, power and light.

The property is located on a substantial plot with well maintained and mature gardens to the front and rear with a mix of beds, planting, lawn and patios. There is a shed and summer house plus external tap and power. There is driveway parking for a number of cars with car charging point, car port and garage with power, light and personnel door.

Tenure - Freehold
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

An impressive focal point to the ground floor with floor tiling.

Front Reception Room 17'10" x 13'10" (5.44m x 4.23m)

With wood burning stove, oak flooring and window blind.

Rear Reception Room 24'0"(max) x 16'0"(max) (7.33m(max) x 4.89m(max))

A light dual aspect room with wood burning stove, French doors, recessed spot lights, oak flooring and blinds.

Kitchen 23'3"(max) x 11'10"(max) (7.11m(max) x 3.61m(max))

A light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With range cooker, hood and 2 fridges plus 1.5 sink and mixer tap. Having recessed spot lights and timber flooring.

Shower Room 7'5"(max) x 3'8"(max) (2.28m(max) x 1.12m(max))

Having contemporary white sanitary ware with tiling, floor tiling, chrome ladder radiator and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 15'10"(max) x 11'10"(max) (4.84m(max) x 3.63m(max))

A light through room with carpets and blinds.

Bedroom 2 14'6"(max) x 9'8"(max) (4.44m(max) x 2.96m(max))

With carpets and blinds. Leading to.

Play/dressing/Hobby Room 23'9"(max) x 4'11"(max) (7.26m(max) x 1.50m(max))

With fitted carpets.

Bedroom 3 12'0"(max) x 8'1"(max) (3.67m(max) x 2.47m(max))

With carpets and blinds.

Bathroom 9'7"(max) x 8'5"(max) (2.93m(max) x 2.59m(max))

Having a contemporary 4 piece suite with stand alone bath and shower plus vanity basin, wall and floor tiling plus chrome ladder radiator.

EXTERNAL

The property is located on a substantial plot with well maintained and mature gardens to the front and rear with a mix of beds, planting, lawn and patios. There is a shed and summer house plus external tap and power. There is driveway parking for a number of cars with car charging point, car port and garage with power, light and personnel door.





