



**Grove.**  
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136 Lea Castle Drive, Cookley DY10 3FP  
Offers In Excess Of £400,000

# 136 Lea Castle Drive

Nestled in the desirable area of Lea Castle Drive, Cookley, this well-presented modern home offers a perfect blend of comfort and style. With three spacious bedrooms, one featuring its own ensuite bathroom, this property is ideal for families or those who enjoy hosting guests. The thoughtful layout provides ample space for relaxation and entertainment. For those who commute, the excellent transport links nearby make it easy to travel to surrounding areas, adding to the property's allure.

The contemporary design of the house ensures that it meets the needs of modern living, high end extra's including bespoke blinds and shutters, while the tasteful decor creates a warm and welcoming atmosphere. The property also boasts convenient parking facilities, including a garage, making it easy to come and go as you please. Another additional benefit is that it is still under NHBC Warranty.

This charming home is not just a place to live; it is a sanctuary where you can unwind after a long day over looking local woodland. With its prime location in Cookley, you will find yourself within easy reach of local amenities, schools, and beautiful green spaces, perfect for leisurely strolls or family outings.







### Approach

pathway and driveway to side giving access to garage and parking for three cars, side entry composite door, pathway leading to iron gated low maintenance front garden with Astro turf and porcelain slabs, front door stepping into:

### Entrance Hall

Double glazed window to side, central heating radiator, Karndeian flooring, doors leading to lounge, kitchen and understairs storage. Stairs leading to first floor.

### Lounge 12'9" x 14'5" (3.9 x 4.4)

Double glazed window to front and side, bespoke shutters and blinds, two central heating radiators, Karndeian flooring.

### Kitchen Dining 18'0" x 10'2" (5.5 x 3.1)

Double glazed window and French doors to rear, central heating radiator, Karndeian flooring, variety of fitted wall and base units with work surface over, breakfast bar, ceramic one and half bowl sink with drainage, tiling to splashback, four ring gas hob and fitted electric oven with extractor fan over, integrated fridge freezer and dishwasher, ample space for dining area and door leading to utility.

### Downstairs W.C

Central heating radiator, Karndeian flooring, tiling to wall, low level w.c and pedestal sink.

### Utility 5'2" x 5'10" (1.6 x 1.8)

Central heating radiator, door giving side access, fitted wall and base units with work surface over, fitted ceramic sink with drainage, space and plumbing for white goods.

### First Floor Landing

Obscured window to side, access to loft and doors radiating to:

### Bedroom One 10'9" x 13'9" (3.3 x 4.2)

Double glazed window to front, bespoke shutters, central heating radiator, feature panelling to media wall, bespoke fitted wardrobes, door leading to ensuite.

### En-suite

Obscured double glazed window to side, central heating radiator, Karndeian flooring, tiling to splashback, low level w.c, pedestal sink and fitted shower cubicle.



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Bedroom Two 11'9" max 4'7" min x 15'8" max 9'2" min (3.6 max 1.4 min x 4.8 max 2.8 min)

Double glazed window to rear, central heating radiator.

Bedroom Three 11'9" x 6'10" (into wardrobe) (3.6 x 2.1 (into wardrobe))

Double glazed window to rear, central heating radiator, access to storage cupboard, bespoke fitted wardrobes, currently being used as a dressing room but can be restored as a third bedroom

Bathroom

Obscured double glazed window to front, central heating radiator, wood effect flooring, tiling to splashback, low level w.c, pedestal sink, fitted bath with shower attachment.

Garden

Beautiful well maintain garden with two porcelain slabbed patio areas, artificial grass, established borders. The perfect space for entertaining on those summer evenings!

Garage 10'5" x 19'8" (3.2 x 6)

Up and over door, door leading to garden, electric power.

Council Tax

Tax band is D.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.



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## Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.





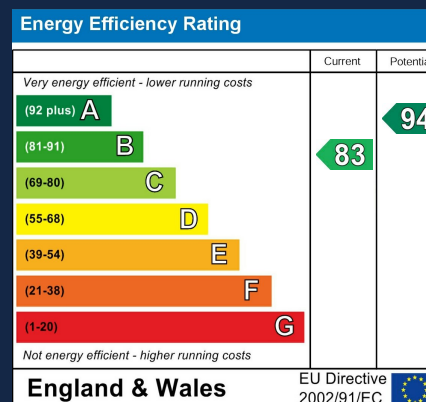
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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