



12 Lyndhurst Drive, Brown Lees, ST8 6PB

£850 Per Month

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Nestled on the charming Lyndhurst Drive in Brown Lees, this delightful two bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an inviting 667 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into the Kitchen with built in washing machine and dishwasher, a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The bungalow also boasts a well-appointed shower room, ensuring all your essential needs are met.



Council Tax Band: B



Kitchen

UPVC double glazed window and UPVC double glazed door to the side elevation, range of units to the base and eye level, white sink unit with drainer and mixer tap over, washing machine/dryer, dishwasher, electric oven, four ring induction Neff hob with extractor above, storage cupboard with fixed shelving, radiator, UPVC double glazed window to the front elevation, meter cupboard.

Living Room

UPVC double glazed window to the front elevation, radiator, fireplace with electric fire set on marble effect hearth, surround and mantle.

Inner Hallway

Cupboard housing Baxi combi boiler.

Bedroom One

UPVC double glazed window to the rear elevation, radiator, TV.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator.

Shower Room

UPVC double glazed window to the side elevation, vanity wash hand basin with mixer tap over, mirrored cupboard, corner shower cubicle with chrome fitment, lower level WC with a push flush, loft access, chrome heated ladder radiator.

Outside

To the front is a driveway providing off road parking with access to the garage, front garden with lawn area, gravelled area.

Gated access to the rear garden with concrete flagged area, gravelled area, decked area with built in planters, fenced boundaries.

Garage

Up and over door, window to the side elevation.





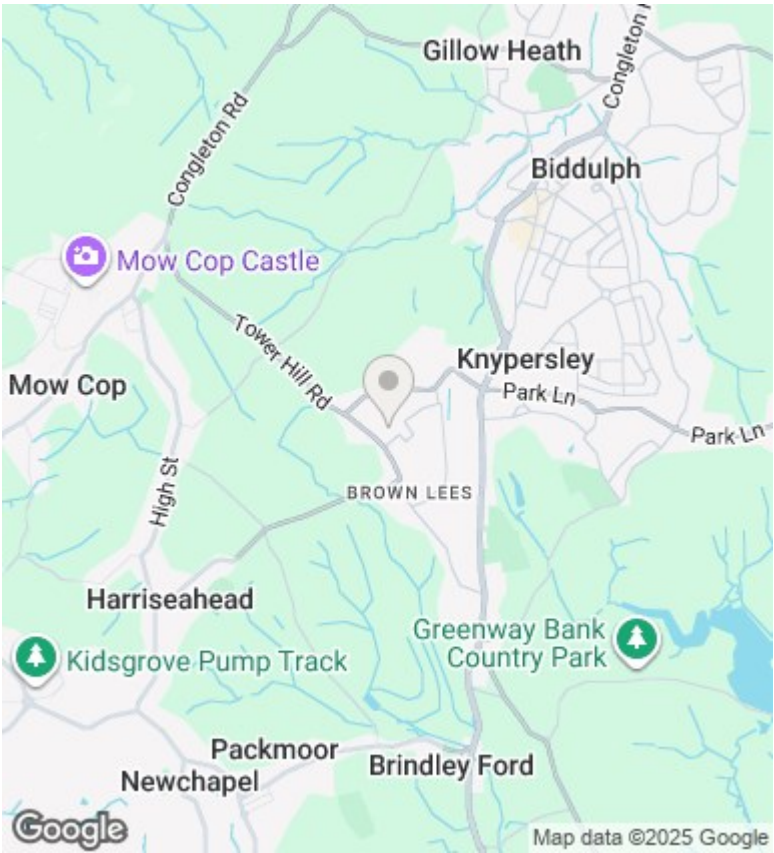
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC