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Service without compromise

'Weston House' Smeeton Road, Saddington, LE8 0QT

Offers Over £700,000

Superbly located in the picturesque village of Saddington near the edge of open rolling countryside, is this immaculate detached family home, renovated and upgraded to an extremely high standard by it's current owner. Adams & Jones are delighted to present the property to the market with the huge benefit of no upward sales chain to aid a potentially swift completion. The gas centrally heated and UPVC double glazed accommodation briefly comprises reception hall, downstairs WC, study, lounge opening through to a dining room and a fantastic high-specification fitted kitchen/breakfast room, landing, four double bedrooms, en-suite shower room and family bathroom. The wraparound landscaped gardens are a particular feature and there is multi vehicle parking and a detached double garage to the front.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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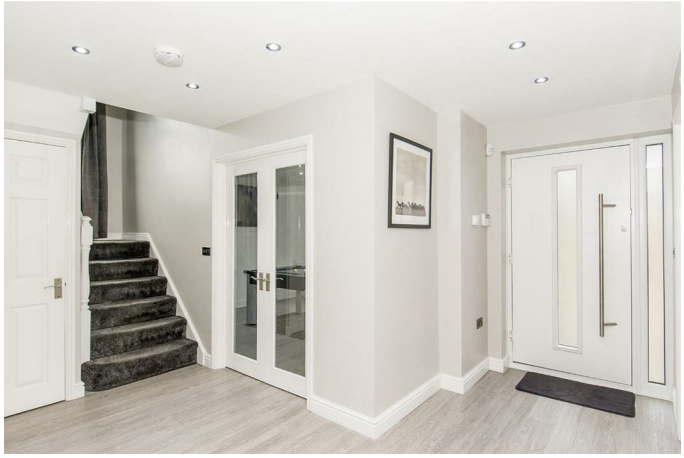
Entrance Hall



Accessed via a composite opaque double glazed front door. Designer column radiator. Telephone point. Spacious cloaks cupboard and under stairs storage cupboard. Security alarm system. Doors to rooms.

Downstairs WC

Wash hand basin over storage unit and low level WC. Opaque UPVC double glazed window. Extractor fan. Heated towel rail.

Kitchen/Breakfast Room 15'5 x 13'7 (4.70m x 4.14m)

Range of modern shaker style re-fitted base and wall units and central island with quartz worktops over and one and half bowl sink inset. Fitted appliances to include: electric oven, microwave, induction hob with filter extractor fan over, fridge/freezer and automatic dishwasher. Designer column radiator. UPVC double glazed windows to the rear and side elevations. Composite double glazed side entrance door.

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Lounge 16'11" x 13'7" (5.16 x 4.14)

16' 11" x 13' 7" (5.16m x 4.14m) UPVC double glazed deep recessed window to the rear aspect and double glazed French doors opening out to the rear garden. Log burning stove fire. Designer column radiators. Television point. Openings through to kitchen and dining room.

Dining Room 9'9" x 9'7" (2.97 x 2.92)

9' 9" x 9' 7" (2.97m x 2.92m) Leaded UPVC double glazed window to the front elevation. Telephone point. Designer column radiator. Opening through to Lounge.

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Study / Playroom 13'2" x 10'9" (4.01 x 3.28)

13' 2" x 10' 9" (4.01m x 3.28m) Leaded UPVC double glazed deep recessed window to the front elevation. Designer column radiator. Spotlights to ceiling. Glazed double doors to the hall.

Landing

Timber balustrade. UPVC double glazed window to the side aspect. Access to loft space. Designer column radiator. Linen cupboard. Doors to rooms.

Master Bedroom 13'0" x 12'3" (3.96 x 3.73)

13' x 12' 3" (3.96m x 3.73m) Leaded UPVC double glazed window to the front elevation. Two double wardrobes. Radiator. Television point. Door to:-

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En-Suite Shower Room

Tiled shower cubicle with power shower fitment. Wash hand basin. Low level WC. Complementary tiled flooring and walls. Heated towel rail. UPVC opaque double glazed window.

Bedroom Two 13'1" x 10'9" (3.99 x 3.28)

13' 1" x 10' 9" (3.99m x 3.28m) Leaded UPVC double glazed window to the front elevation. Two built in double wardrobes. Radiator.

Bedroom Three 13'7" x 11'4" (4.14 x 3.45)

13' 7" x 11' 4" (4.14m x 3.45m) UPVC double glazed window with distant views to the rear aspect. Radiator. Fitted wardrobes.

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Bedroom Four 11'0" x 9'9" (3.35 x 2.97)

11' x 9' 9" (3.35m x 2.97m) UPVC double glazed window to the rear elevation. Radiator.

Bathroom

Modern white suite comprising: Double shower cubicle with power shower fitment, panelled bath, wash hand basin and low level WC. Complementary tiled floor and walls. Heated towel rail. Two wall lights. UPVC opaque double glazed window.

Rear Garden

To the front of the property is a block paved forecourt providing ample parking for multiple cars and screened by a high brick wall. There is gated pedestrian access to the rear from both sides of the house. To the side of the house is an area suitable for vegetable plot and a paved patio area. The rear garden is private and landscaped being laid mainly to a shaped lawn with flagstone patio areas and pathways and a number of herbaceous plants. The rear garden is enclosed by timber lap fencing and there is outside lighting.

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Large Double Garage 20'1" x 19'3" (6.12 x 5.87)

20' 1" x 19' 3" (6.12m x 5.87m) Remote controlled up and over door, power and lighting.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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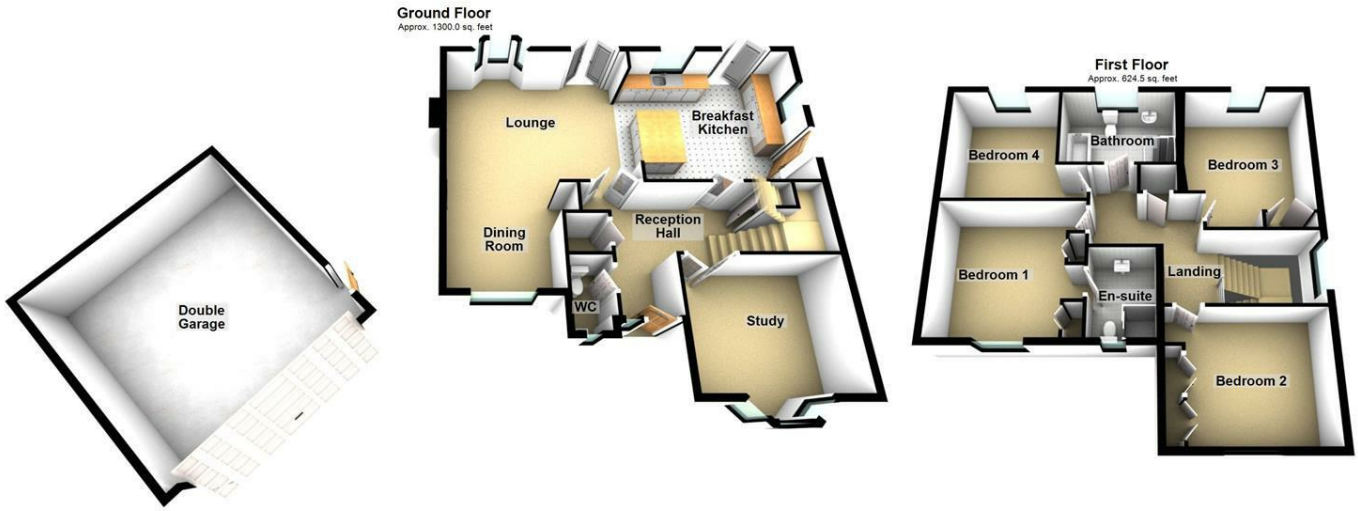
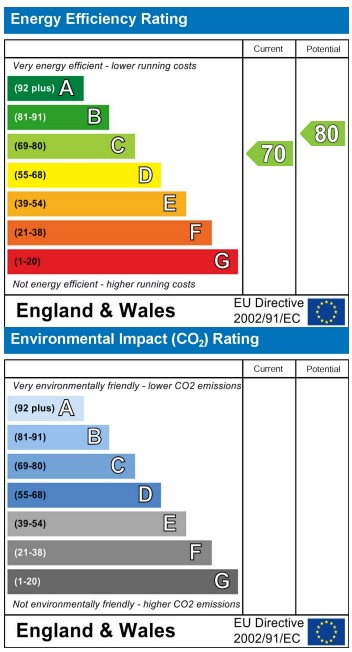
Floor Plan



Total area: approx. 1924.4 sq. feet

Area Map

Energy Efficiency Graph



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