

SOLD STC



Lingwell Nook Lane, Lofthouse Gate

3 Bedrooms, 3 Bathroom, Detached Bungalow

Asking Price Of £350,000

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- STUNNING EXTENDED THREE BEDROOM DETACHED PROPERTY
- THREE BATHROOMS (TWO ENSUITE)
- ELEGANTLY APPOINTED BREAKFAST KITCHEN WITH

Martin & Co - Wakefield are privileged to introduce to the sales market this outstanding extended three-bedroom detached family residence. Offering expansive, beautifully appointed accommodation finished to an impeccable standard throughout, perfect for both entertaining and intimate family life. Boasting three bedrooms, (two of which are en suite, the loft bedroom measuring in excess of 23 ft with potential to be made into two bedrooms) This exceptional home epitomises luxury living and is ready for you to move straight in - seize the opportunity to make it yours and book your exclusive viewing today!

ENTRANCE VESTIBULE Featuring a composite front door, solid wood parquet flooring, and a central heating radiator. A door leads into the main hallway. The vestibule is positioned at the front of the property.

HALLWAY A welcoming space featuring solid wood parquet flooring and ceiling downlights. Includes a central heating radiator and a useful under-stairs storage cupboard equipped with power and lighting. Stairs lead up to the loft bedroom. Doors provide access to the lounge, master bedroom suite, study/bedroom, breakfast kitchen, and the main shower room/WC.

LOUNGE 12' 11" x 12' 4" (3.94m x 3.76m) Positioned at the front of the property, this inviting lounge features a gas coal-effect fire set into a stylish surround with matching hearth. It benefits from a central heating radiator and laminate wood-effect flooring. Natural light floods the room through a PVCu double-glazed bow window with a deep display sill to the front, as well as two additional PVCu double-glazed windows to the side. Finished with coving to the ceiling for an elegant touch.

BREAKFAST KITCHEN 11' 9" x 10' 4" (3.58m x 3.15m)





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Being refitted to a high standard, this stylish kitchen offers an ample range of quality wall, base units, and drawers, all topped with contrasting solid wood countertops. A one-and-a-half bowl stainless steel sink with single drainer and a modern pull-out spray/mixer tap is seamlessly integrated. Cooking is catered for with a 5-ring Stoves gas hob, complete with a contemporary pull-out filter hood above, and a double built-in Stoves oven/grill at eye level.

Additional features include an integrated dishwasher, two full-height pull-out larder units, a built-in wine rack, and a matching breakfast bar. Kardean flooring continues through to the adjoining sun lounge/diner extension. Finishing touches include partial complementary tiling to the counters, a modern vertical style wall hung panel radiator, under-unit lighting, and ceiling downlights. The kitchen is positioned to the side of the property.

SUN LOUNGE/DINER EXTENSION 10' 3" x 9' 5"
(3.12m x 2.87m) Positioned to the rear of the property,

this bright and spacious area features two central heating radiators, two Velux skylight windows, and a PVCu double-glazed window to the side elevation. PVCu double-glazed French doors open out to the rear garden, enhancing the indoor-outdoor flow. The room offers ample space for a dining table and chairs, with Kardean flooring underfoot and ceiling downlights providing a modern finish. A door leads through to the side entrance/utility room.

GROUND FLOOR EN SUITE BEDROOM 11' 3" x 11' 3"
(3.43m x 3.43m) Positioned to the rear of the property, this well-appointed bedroom features a full wall of fitted wooden wardrobes, providing generous and versatile storage and hanging space. Additional features include a central heating radiator, PVCu double-glazed window, coving to the ceiling, and Kardean flooring. A pocket door leads to the en suite shower room/WC, offering added convenience and privacy.

EN SUITE SHOWER ROOM/WC 9' 6" x 3' 11" (2.9m x



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1.19m) Positioned to the side of the property, this stylish en suite features a modern three-piece suite comprising a double-size walk-in shower enclosure with sliding door entry, a vanity sink unit with integrated storage, and a low-flush WC with concealed cistern. The room is fully tiled to complement the suite and includes a wall-mounted ladder-style towel radiator, Kardean flooring, ceiling downlights, and an extractor fan. A PVCu double-glazed obscure window provides natural light and privacy.

GROUND FLOOR

BEDROOM/STUDY 9' 8" x 6' 8"
(2.95m x 2.03m) Located at the front of the property, this versatile room can be used as a study or additional bedroom. It features a PVCu double-glazed bow window with a deep display sill, allowing plenty of natural light. Additional highlights include a central heating radiator and Kardean flooring, providing both comfort and style.

SIDE ENTRANCE/UTILITY

Positioned to the side of the property, this practical utility space features a countertop with an inset stainless steel single bowl, single drainer sink and mixer tap. It includes an integrated under-counter freezer and a range of fitted units housing plumbing for a washing machine and provision for a dryer. Additional features include a central heating radiator, Kardean flooring, ceiling downlights, and a PVCu double-glazed stable-style entrance door providing external access to the side.

SHOWER ROOM/WC 6' 9" x 5' 10"
(2.06m x 1.78m) Positioned to the rear of the property, this contemporary shower room features a three-piece suite comprising a double-size walk-in shower enclosure with sliding door entry, a vanity sink unit with a low-level storage cupboard, and a low-flush WC. The space is finished with full complementary wall tiling, tile-effect Kardean flooring, a chrome ladder-style towel radiator, an extractor fan, and a PVCu double-glazed obscure



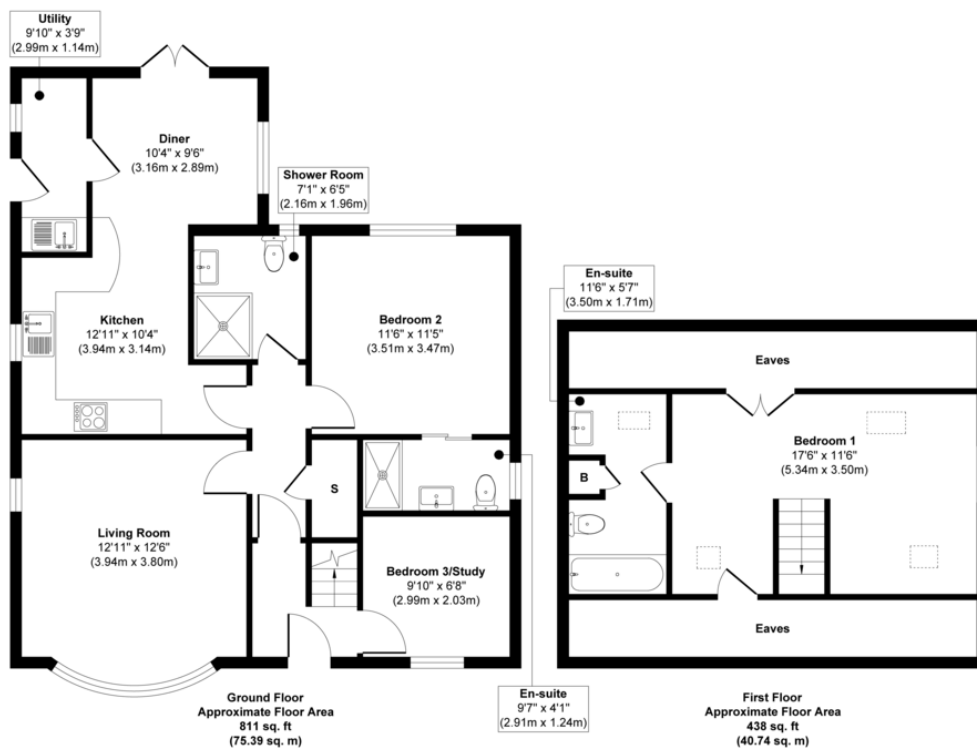
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Approx. Gross Internal Floor Area 1249 sq. ft / 116.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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