



33 LEACROFT LANE

LEACROFT LANE, CHURCHBRIDGE

FOR SALE
£295,000



Ground Floor

Entrance Hallway

Enter via a uPVC/double glazed door to the front aspect and having two ceiling light points, a central heating radiator, carpeted flooring, carpeted stairs to the first floor, an understairs storage cupboard, coved ceiling, decorative wood paneling and doors to the lounge, the dining room, the downstairs WC and the breakfast kitchen.

Downstairs WC

Having a uPVC/double glazed window to the front aspect, a ceiling light point, coved ceiling, a wash hand basin with mixer taps set inside of a unit, a central heating radiator, an extraction fan and tiled flooring.

Lounge 11' 2" x 15' 4" (3.40m x 4.67m)

Having a uPVC/double glazed window to the front aspect fitted with vertical blinds, a coved ceiling, two ceiling light points, a central heating radiator, a gas fire set inside of a fireplace surround, a television aerial point a telephone point, and carpeted flooring.

Dining Room 11' 2" x 20' 2" (3.40m x 6.14m)

Having a set of double glazed patio doors opening to the rear garden fitted with vertical blinds, two ceiling light points, a central heating radiator, a television aerial point and carpeted flooring.

Kitchen & Breakfast Room 15' 1" x 17' 0" (4.59m x 5.18m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over. Also having a uPVC /double glazed window to the rear aspect fitted with vertical blinds, two ceiling light points, a coving ceiling, a central heated radiator, a one and a half bowl sink with a drainer unit and mixer taps, tiled splashbacks, an integrated electric double oven, a four burner gas hob, an integrated extraction hood, plumbing for both a dishwasher and a washing machine, space for an upright fridge/freezer, under cupboard accent lighting, laminate flooring, a television aerial point and a door to the rear hall which leads to the garage.



First Floor

Landing

Having a uPVC /double glazed window to the side aspect fitted with a roller blind, a ceiling light point, a coved ceiling, carpeted flooring, access to the loft and doors leading to the three bedrooms and the shower room.

Bedroom One 9' 3" x 12' 0" (2.82m x 3.65m)

Having a uPVC/double glazed window to the front aspect, a coved ceiling, a ceiling light point, a central heating radiator, carpeted flooring and built-in wardrobes.

Bedroom Two 11' 0" x 12' 0" (3.35m x 3.65m)

Having a uPVC/double glazed window to the rear aspect, a coved ceiling, a ceiling light point, a central heating radiator, carpeted flooring and built-in wardrobes.

Bedroom Three 7' 9" x 6' 3" (2.36m x 1.90m)

Having a uPVC/double glazed window to the rear aspect, a coved ceiling, a ceiling light point, a central heating radiator and carpeted flooring.

Shower Room

Having a uPVC/double glazed window to the rear aspect fitted with vertical blinds, partly tiled walls, partly PVC sheeting to the walls, laminate flooring, a ceiling light point, a central heating radiator, a WC & wash hand basin unit with cupboards, drawers, a laminate work surface and a mixer tap. Also having a double shower cubicle which has an electric shower fitted.

Outside

Front

Having a large, iron gated paved driveway which is suitable for several vehicles. Also having a planted gravel area, access to the garage and access to the rear garden via one side.

Rear

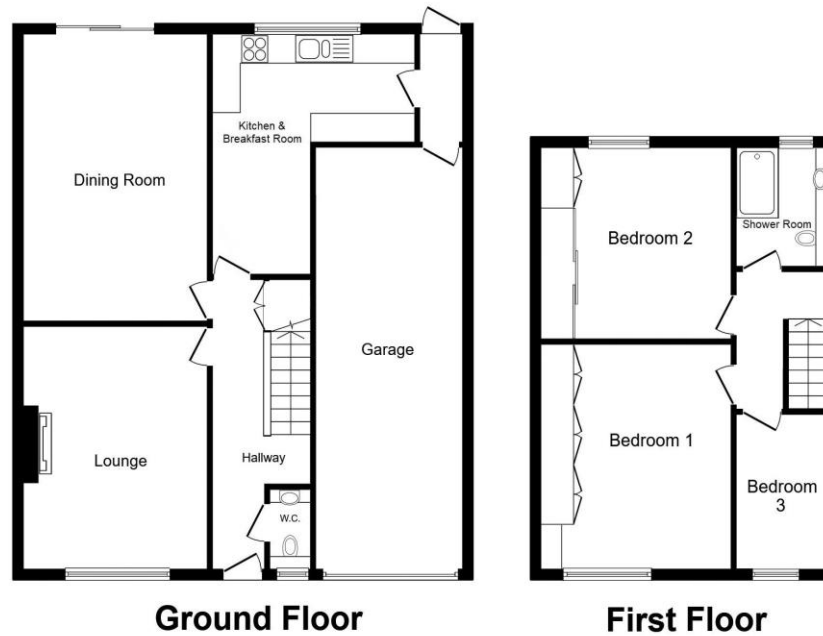
Being a large garden which has a paved seating area, planted gravel areas, access to the front via a side gate and three outbuildings of which two can be used for storage and one can be used for a workshop.







* Offered with no upward chain *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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EPC Rating: Awaited

Tenure: Freehold

Council Tax Band: D

Version: CK1673/001

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