



LUPIN DRIVE, HUNTINGTON



**Ground Floor**

**Entrance Hall**

Enter via a composite/partially double glazed front door and having a ceiling light point, a central heating radiator, carpeted flooring and doors opening to the lounge and the downstairs WC.

**Lounge**

**16' 4" x 14' 4" (4.969m x 4.377m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, two central heating radiators, carpeted flooring, a wall mounted electric fire, a television aerial point, a storage cupboard, a door opening to the kitchen/dining area and a carpeted stairway leading to the first floor.

**Kitchen/Dining Area**

**16' 2" x 10' 7" (4.923m x 3.225m)**

Being fitted with a range of wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, two ceiling light points, a central heated radiator, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, tiled flooring, tiled splashbacks, a built-under electric oven with a four burner gas hob and a stainless steel chimney style extraction unit over, plumbing for a washing machine, space for an upright fridge/freezer and uPVC/double glazed French doors to the rear aspect opening to the garden.

**Downstairs WC**

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a WC and a wash hand basin.



## First Floor

### Landing

Having a ceiling light point, a central heating radiator, an airing cupboard, an additional storage cupboard, carpeted flooring, access to the loft space and doors to the three bedrooms and the family bathroom.

### Bedroom One

**9' 8" x 9' 6" (2.937m x 2.906m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring, a fitted wardrobe and a door opening to the en-suite shower room.

### En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, a WC, a wash hand basin with a mixer tap fitted and a shower cubicle which has a thermostatic shower installed.

### Bedroom Two

**9' 8" x 8' 6" (2.959m x 2.589m)**

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

### Bedroom Three

**8' 9" x 7' 4" (2.660m x 2.241m)**

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

### Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring, partly tiled walls, a WC, a wash hand basin with a mixer tap fitted and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

## Outside

### Front

Having a tarmac driveway suitable for parking two vehicles side by side, a lawn, a pathway leading to the front entrance, a storm porch, courtesy lighting, a decorative gravel area, low-level hedges and access to the rear of the property via a wooden side gate.

### Rear

Being mainly lawn, with a patio area, an area to the side suitable for siting a shed, courtesy lighting and access to the driveway/front of the property via a wooden side gate.

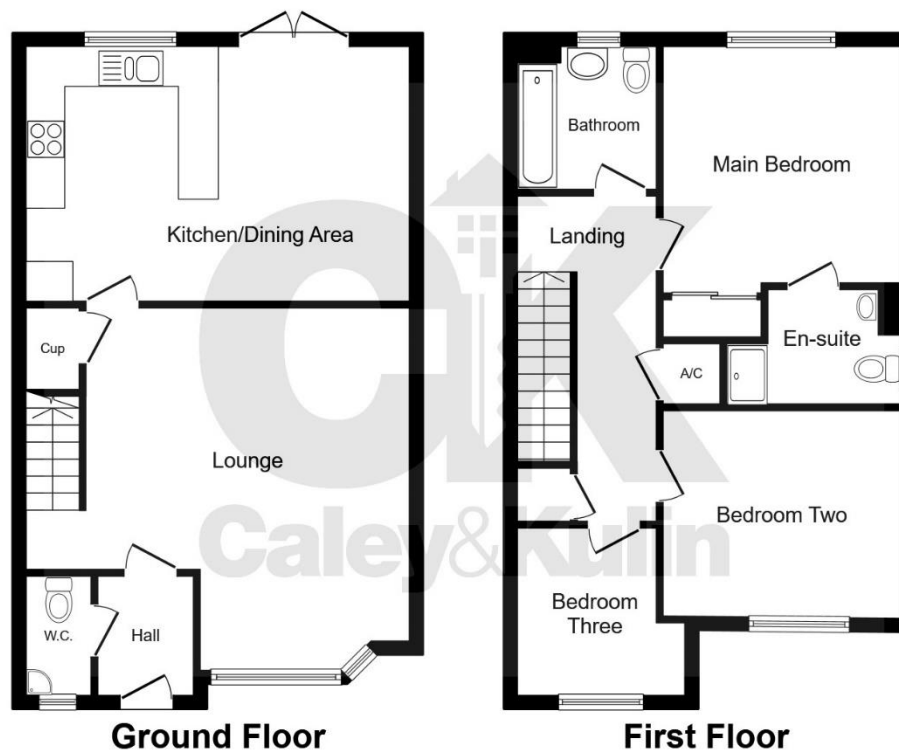








\* Offered with no upward chain \*



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**Council Tax Band:** C

**EPC Rating:** EPC Awaited

**Tenure:** Freehold

**Version:** CK1593/002



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