

16 Woodlands Avenue,
Lepton HD8 0HZ

OFFERS AROUND
£300,000



****NO CHAIN** TUCKED AWAY AT THE END OF A PEACEFUL CUL DE SAC WITH GENEROUS WRAP AROUND GARDENS IS THIS LOVINGLY PRESENTED THREE BEDROOM DETACHED TRUE BUNGALOW BOASTING VERSATILE LIVING ACCOMMODATION AND A DRIVEWAY FOR MULTIPLE VEHICLES.**

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY
PROPERTIES

DINING KITCHEN 13'4" x 16'9" max

You enter the property through a uPVC door into this attractive dining kitchen which really is the heart of the home, boasting views over the gardens through the dual aspect windows. The kitchen itself is fitted with a range of cream gloss wall and base units, contrasting work surfaces with matching up-stands and stainless steel sink with mixer tap over. Integrated appliances include a double electric oven with grill, microwave oven, fridge freezer, four ring gas hob and concealed extractor. There is plumbing for a washing machine and space for a tumble dryer. To the side of the kitchen is space for a dining table and chairs, vinyl flooring flows underfoot and spotlights to the ceiling complete the look. Double doors lead through to the living room.



LIVING ROOM 16'8" x 12'1" max

This generous size living room has ample space for a selection of furniture and has a wall mounted coal effect gas fire which gives a focal point to the room. A large window gives a view out over the front garden, driveway and cul de sac beyond. Double doors open to the dining kitchen and a door leads through to the hall.



INNER HALLWAY

Entered through a doorway from the living room is the inner hallway which has a floor to ceiling storage cupboard ideal for towels/bed linen, a hatch gives ladder access to the part boarded loft, doors lead through to two double bedrooms, the shower room and steps descend to bedroom three.

BEDROOM ONE 10'11" x 10'0" max

This well presented and good size double bedroom is positioned at the rear of the property with garden views and benefits from a bank of fitted wardrobes with dressing table and space for bedroom furniture. A door leads through to the hall.



BEDROOM TWO 9'3" x 8'7" max

Another bright double bedroom at the rear of the property with space for freestanding bedroom furniture and a door leads to the hall.



BEDROOM THREE / SITTING ROOM 13'6" x 9'8" max

This impressive bedroom situated at the rear of the property has a large window and a velux window which allows the room to feel light and airy alongside enjoying a lovely outlook over the rear garden. The room has ample space to accommodate freestanding furniture and a door which leads through to the hall.



SHOWER ROOM 6'6" x 5'4" max

This stylish shower room is fitted with a three piece white suite, including a double walk in waterfall shower with glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room has an obscure side window, is fully tiled, has a chrome heated towel radiator. Complimentary vinyl flooring and spotlights to the ceiling complete the room and a door leads through to the hall.



GARDENS

Beautifully maintained lawns with colourful flower bed borders wrap around the property with a large patio area being ideal for outdoor dining, entertaining and with ample space for garden furniture.





EXTERNAL FRONT AND DRIVEWAY

A sweeping driveway provides parking for multiple vehicles.



AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

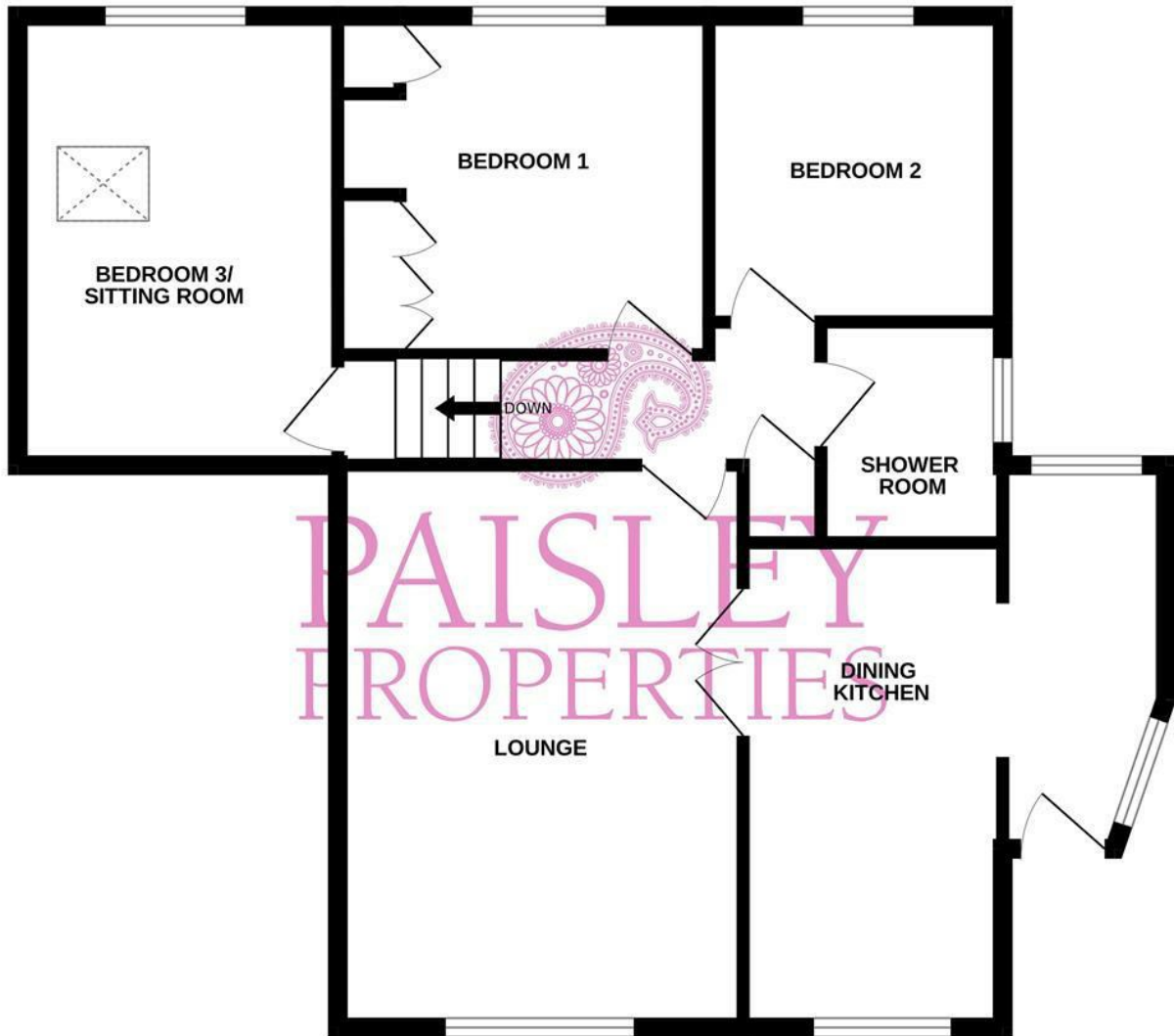
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

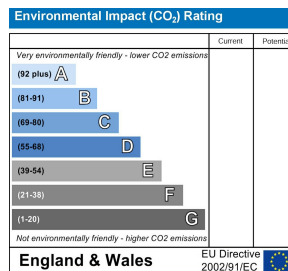
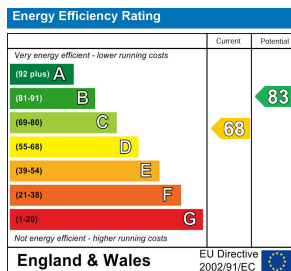
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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