

12 Woodlands Avenue,  
Lepton HD8 0HZ

OFFERS AROUND  
£230,000



**\*\*NO CHAIN\*\* TUCKED AWAY ON A PEACEFUL CUL DE SAC THIS EXTENDED THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME BOASTS VERSATILE AND SPACIOUS LIVING ACCOMMODATION, GARDENS, GARAGE AND DRIVEWAY.**

**FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D**

**PAISLEY**  
PROPERTIES



### **ENTRANCE HALLWAY 13'5" x 5'11" max**

You enter the property through a part glazed Upvc door into a welcoming entrance hallway which has space to remove outdoor clothing and for freestanding furniture. Laminate flooring flows underfoot and an understairs cupboard houses the boiler and provides storage. A door leads through to the lounge and stairs with a timber balustrade ascend to the first floor landing.



### **LOUNGE 14'11" x 12'5" max**

This well presented lounge is positioned to the front of the property and is bursting with natural light courtesy of the large front facing window. There is a good amount of space for freestanding living room furniture and an inset electric fire with timber mantle and stone hearth. Double doors open to the dining kitchen, creating a lovely open plan feel and a door leads back to the entrance hallway.



### **DINING KITCHEN 21'4" x 10'8" max**

To the rear of the property is this extended and attractive dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of white wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring electric hob, plumbing for a washing machine and freestanding dishwasher, space for a tumble dryer and fridge freezer. There is ample space for a dining table and chairs. An external door leads out to the rear garden, double doors lead back through to the lounge and a door opens to bedroom four/office.



### **BEDROOM FOUR/OFFICE/PLAYROOM 13'0" x 9'2" max**

This versatile room could be used for an array of purposes such as a bedroom suite for visiting relatives, office, hobby room, teenage space or child's playroom. This light and airy room has a window which overlooks the rear garden and doors lead to the ground floor shower room and back through to the dining kitchen.



### **GROUND FLOOR SHOWER ROOM 7'7" x 7'3" apx**

Accessed from bedroom four is this good size shower room which comprises of a white suite including a low level W.C, wall hung hand wash basin, double shower and heated towel radiator. There is a side obscure and tile flooring underfoot.





### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend to the first floor landing with a side window, loft hatch via pull down timber ladders and doors lead through to three bedrooms and the house bathroom.

### **BEDROOM ONE 12'10" x 9'7" to fitted wards**

A generous size double bedroom positioned to the front of the property with views over the garden and cul de sac below, a bank of fitted wardrobes, space for freestanding furniture and a door leads on to the landing



### **BEDROOM TWO 11'6" x 11'7" apx**

Another good size double located at the rear of the property with garden and rooftop views. Ample space for freestanding furniture, fitted wardrobes with overhead storage and a door leads on to the landing.



**BEDROOM THREE 8'11" x 7'0" max**

This bright single bedroom located at the front of the property benefits from an integrated bulkhead wardrobe and could also make a great home office. A door leads on to the landing.



**BATHROOM 7'0" x 6'11" apx**

This modern house bathroom is fitted with a three piece white suite including a bath with shower over, wall hung hand wash basin with mixer tap and a low level W.C. The room is tiled, timber panelled, complementing vinyl flooring underfoot, a rear obscure glazed window, heated towel radiator and a door leads onto the landing.





## REAR GARDEN

This low maintenance garden can be accessed through the kitchen or from the driveway. There is a patio area offering entertaining space for Al fresco dining with room for garden furniture. Colourful rockery plants, shrubs, fencing and hedges surround the space.



## EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a driveway which has room for multiple vehicles which leads to single detached garage with light and up and over door, to the side of the driveway is a raised flower bed area surrounded by bushes and colourful shrubs.





## **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**

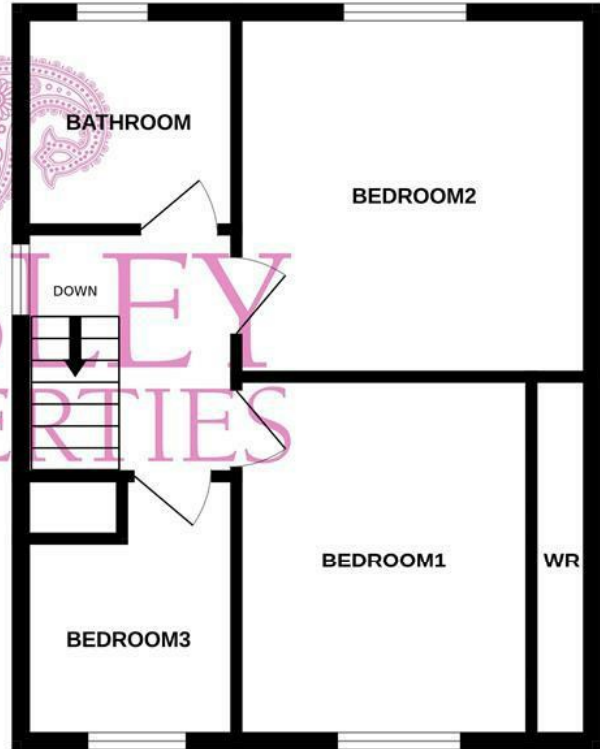
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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



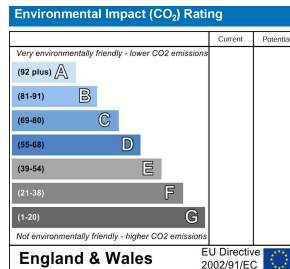
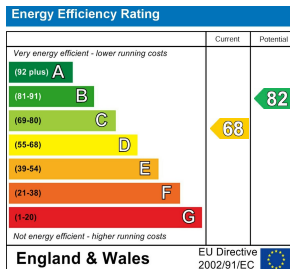
GROUND FLOOR



1ST FLOOR



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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