

116 Botany Lane,  
Lepton HD8 0NF

OFFERS AROUND  
£350,000



SURROUNDED BY PICTURESQUE COUNTRYSIDE VIEWS, THIS DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE COTTAGE BOASTS CHARACTERFUL FEATURES THROUGHOUT, A GENEROUS SIZE REAR GARDEN ADJOINING OPEN FIELDS, SINGLE DETACHED GARAGE AND OFF ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E.

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 5'11" x 4'9" max**

You enter the property through a solid oak door into this useful porch. There is space to remove and store outdoor clothing a front facing window and tiled flooring underfoot. A part glazed oak door leads through to the lounge.

### **LOUNGE 18'2" x 17'8" max**

This characterful reception room has many wonderful features including a brick fireplace with a log burning stove, stone surround and stone raised hearth, exposed timber ceiling beams and solid wood flooring. There are two deep alcoves either side of the chimney breast, a front facing window lets in natural light and a second glazed window looks into the kitchen. The room is tastefully decorated and offers plenty of space for living room furniture. An open spindled staircase ascends to the first floor landing, a solid wood door leads to the cellar and part glazed oak doors lead to the entrance hall and dining kitchen.



### **DINING KITCHEN 17'5" x 11'3" max**

Positioned to the rear of the property with pleasant views down the garden and to open countryside beyond is this good size dining kitchen. The kitchen is fitted with a range of timber wall and base units, contrasting granite work surfaces and an inset porcelain sink with mixer tap over. There is space for a range style gas oven with large extractor above, tumble drier, integrated fridge and plumbing for a washing machine. The room has ample space for a dining table and chairs, tiled flooring underfoot and double patio doors open to the garden.

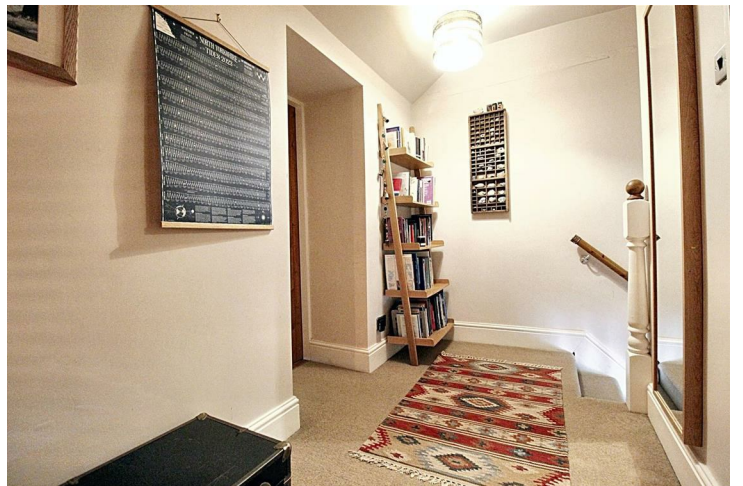
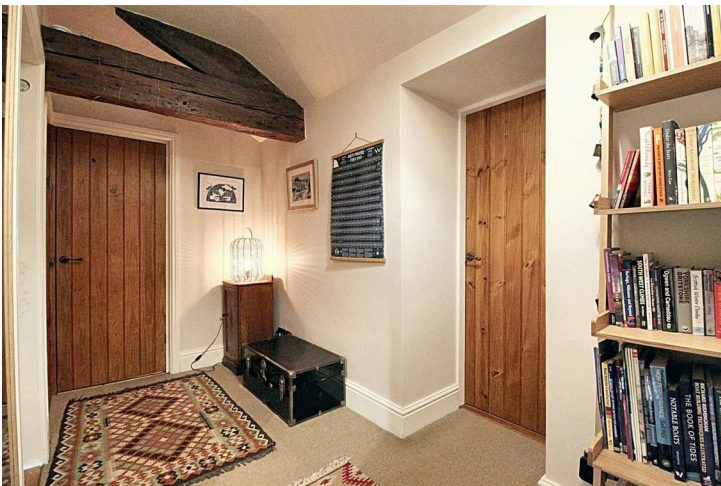


### **CELLAR 11'2" x 9'3" max**

Stone steps lead down into the cellar which has a vaulted ceiling and recessed stone storage spaces. There is lighting, power which provides extra storage or space for an extra fridge and freezer if required.

### **FIRST FLOOR LANDING 11'7" x 4'11" max**

A spindled staircase ascends from the lounge to the first floor landing. This generous landing has lovely exposed ceiling beams, space for furniture, such as seating or a storage unit and timber doors which lead through to the three bedrooms and house bathroom.



### **BEDROOM ONE 14'3" x 10'5" max**

Positioned to the rear of the house this charming double bedroom and has fantastic far reaching picturesque views from its window. Neutrally decorated and nicely presented, there is space for free standing bedroom furniture and a ceiling hatch provides access to the loft space which is boarded and has lighting. Timber doors lead through to the en-suite and back through to the landing.



### **EN SUITE SHOWER ROOM 9'8" x 5'0" max**

Comprising of a three piece white suite including shower cubicle with glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and has complementing floor tiles, there is spot lighting to the ceiling and a timber door which leads back through to the bedroom.

### **BEDROOM TWO 12'3" x 8'9" max**

This L shaped bedroom benefits from a built in bulk head wardrobe and has space for additional free standing furniture. There are exposed timber ceiling beams, neutral decor and a front facing window with beautiful views over open fields. A timber door leads onto the landing.



### **BEDROOM THREE 8'10" x 8'8" max**

A bright small double bedroom at the front of the property with views over open fields beyond, space for freestanding furniture and a door leads on to the landing.



**BATHROOM 6'0" x 5'11" max**

This stylish house bathroom is fitted with a three piece white suite, including a freestanding roll top bath with mixer tap and handheld shower, pedestal hand wash basin and a low level W.C. The room is fully tiled with complimentary tiled flooring underfoot, spotlights to the ceiling and a heated towel radiator. A timber door leads on to the landing.



## REAR GARDEN

To the rear of the house there is an extremely generous size garden. Adjoining the property there is a stone flagged patio, perfect for outdoor dining and barbeques. The patio is extremely private and has timber fencing and stone walled boundaries, which wrap around the patio defining the area from the lawn. A wide opening leads on to the well maintained sizeable lawn ideal for growing families and with ample space for garden furniture. At the end of the garden there is open countryside, providing a pleasing outlook which can be enjoyed from anywhere in the garden. To the bottom of the garden there is a 5 bar gate which can be opened to create vehicle access to the garden. Alternatively, there is pedestrian access through the gate to the end of the terrace where the parking and garage can be found.



## EXTERNAL FRONT

A low maintenance patio area ideal for sitting out or for pots/planters and enclosed by wrought iron fencing.



### **GARAGE AND OFF ROAD PARKING**

A short walk from the property is off road parking for two vehicles and a single detached garage ideal for storage with up and over door, power and an electric car charging point.



### **VIEWS**



## 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. \*

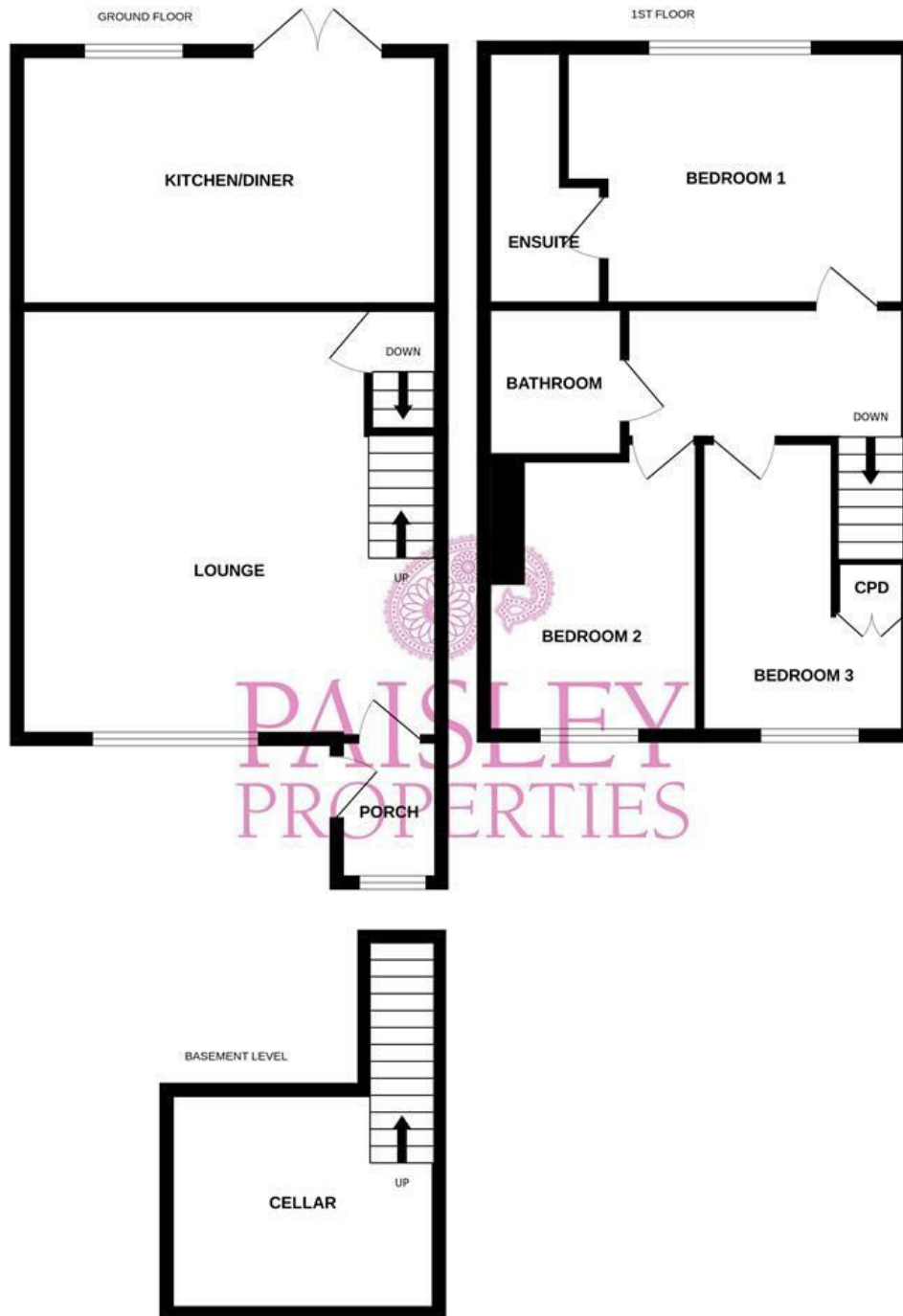
## PAISLEY

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.



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	77
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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