



Leckfell Close, Nunthorpe

harveybrooks 
www.harveybrooks.com

Leckfell Close, Nunthorpe

£300,000

- Executive four bedroom detached house.
- Single integral garage.
- PVCu double glazed Conservatory.
- Two reception rooms.
- Beautiful secluded rear garden.
- Quiet cul-de-sac surroundings.
- Prime residential location.

Marton Shopping Centre, Stokesley Road, Middlesbrough, TS7 8DX

T: 01642 506800

F: 01642 506802

enquiries@harveybrooks.com

www.harveybrooks.com

Accommodation comprises

Ground floor: Entrance porch, Entrance hallway, WC/Cloaks, Living room, Dining room, Conservatory, Kitchen, Extension. First floor: Four bedrooms and Bathroom.

Externally: Driveway providing private off street parking for three cars. Integral Garage, Front & rear gardens.

Entrance porch

PVCu double glazed entry door and integral garage door.

Entrance hallway

Staircase providing access to the first floor with storage cupboard beneath.

Living room

*4.51 x 4.10 (14'10" x 13'5")
Feature inglenook style fire place incorporating a bespoke ash lintel with multi fuel burning stove inset. Secondary glazed window to the front aspect.*

Living room

Dining room

*4.52 x 2.42 (14'10" x 7'11")
PVCu double glazed French style doors connect the Conservatory.*

Conservatory

*3.77 x 4.14 (12'4" x 13'7")
Rear aspect PVCu double glazed French style doors opening out on*

to the rear garden.

Kitchen

*4.55 x 2.86 (14'11" x 9'5")
Comprising a range of fitted base and wall units with matching roll edged work surfaces and coordinated tiled splash backs. Appliances to include: Ceramic sink with rinse bowl, drainer and mixer tap, electric oven, four ring electric hob, 1 gas burner and stainless steel extractor hood. Plumbing for washing machine, rear aspect PVCu double glazed window and rear exit door.*

Kitchen

Side aspect extension

*13.3 x 2.38 (43'8" x 7'10")
Partially completed pitched roof extension offering a number of flexible options to create additional ground floor living space. I.E Self contained granny flat or extension to existing Kitchen.*

First floor

Bedroom one

*4.52 x 3.75 (14'10" x 12'4")
Fitted wardrobes and front aspect PVCu double glazed window.*

Bedroom two

*3.94 x 3.61 (12'11" x 11'10")
Rear aspect PVCu double glazed window.*

Bedroom three

3.58 x 2.94 (11'9" x 9'8")
Rear aspect PVCu double glazed window.

Bedroom four

2.88 x 2.70 (9'5" x 8'10")
Rear aspect PVCu double glazed window. A

Bathroom

2.03 x 1.90 (6'8" x 6'3")
Fully tiled bathroom with a four piece suite comprising; Panelled corner bath with mixer tap, separate tiled shower enclosure with wall mounted mains shower, wash hand basin with mixer tap incorporating vanity unit and close coupled WC with button flush. PVCu double glazed window.

Externally

Driveway providing private off street parking.

Integral single garage

2.03 x 1.90 (6'8" x 6'3")
Up and over entrance door and power supply.

Front garden

Gravelled for easy maintenance.

Rear garden

Secluded rear garden mainly laid to lawn incorporating mature landscaped flower beds and paved terrace area. Fenced boundaries and mature hedged provide good

screening and a high degree of privacy. Substantial timber outbuilding and sheds to be included.

Rear garden

General information

Council tax band

Assessed by Middlesbrough billing authority in council tax band E.

Harvey Brooks Properties Ltd (the company). The company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

I) the particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. II) all descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. III) all measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to the contract.(iV) none of the property's services or service installations have been tested and are not warranted to be in working order. (V) no employee of the company has any authority to make or give any representation or warranty whatsoever in relation to the property.



