



Leckfell Close, Nunthorpe

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Leckfell Close, Nunthorpe

£289,995

- Executive four bedroom detached house.
- Single integral garage.
- Two reception rooms.
- Beautiful secluded rear garden.
- Potential for self-contained annexe.

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")
Pitched roof extension offering a number of flexible options to create additional ground floor living space. I.E Self contained granny flat, studio 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.

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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.

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