

4 Bedroom(s), Detached House, Freehold

Langsett Court, Lakeside.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen
- Ground Floor W/C
- Family Bathroom
- Lovely Rear Enclosed Garden

- Beautifully Presented Detached Family Home
- Two Reception Rooms
- Four Bedrooms En Suite to Master
- Driveway Allowing For Off Road Parking
- Lakeside Location

**£315,000**  
**For Sale**

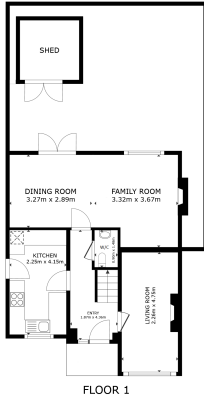
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Excellent 4 bedroom family home with a well stocked garden, close to all amenities within walking distance of the home.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 30.2 m<sup>2</sup> (327 sq ft) FLOOR 2: 45.7 m<sup>2</sup> (493 sq ft)  
EXCLUDED AREA: PATIO: 65.2 m<sup>2</sup> (702 sq ft) SHED: 5.6 m<sup>2</sup> (60 sq ft) VERANDA: 2.8 m<sup>2</sup> (30 sq ft)  
TOTAL: 144.5 m<sup>2</sup> (1562 sq ft)

Matterport

### Entrance Hallway



### Kitchen



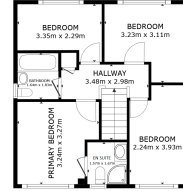
### Open Plan Lounge and Dining Room





Reception Room

## Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 52.2 m<sup>2</sup> / FLOOR 2: 7.7 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH 3.6 m<sup>2</sup> / BATH 2.6 m<sup>2</sup> / VERANDA 2.6 m<sup>2</sup>  
 TOTAL: 65.5 m<sup>2</sup>  
ALL MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.



Ground Floor W/C

## Master Bedroom With En Suite



First Floor

## Bedroom





**Bedroom**



**Bedroom**



**Bathroom**



## External

### Front Aspect



### Rear Garden



## Lakeside



### Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - When the property was built

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - The system was upgraded in 2023

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder -No

Loft Insulation -Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

