



Lindsey Close, Walton PE4 6HL

£259,700



*** BEAUTIFULLY PRESENTED 3 BEDROOM HOME WITH GENEROUS GARDEN *** " Located in a cul de sac, this 3 bedroom home has fantastic potential to extend (subject to approved planning) and is ready to move straight into. Featuring an entrance hall, lounge/diner with bay window, modern kitchen, side hall, store area, 3 bedrooms, bathroom and a spacious rear garden. Viewings highly recommended. Council Tax Band - B / EPC Energy Rating - D"

ENTRANCE

Door to front, stairs to first floor, window to side, radiator and cupboard.

LOUNGE / DINER

22' 0" (max) (6.71m) 18' 8" (min) x 10' 6" (5.69m x 3.20m) (approx)
Bay window to front, French doors to rear and radiator.

KITCHEN

9' 6" (max)(2.90m) 6' 3" (min) x 12' 5" (1.91m x 3.78m) (approx)
Fitted with a range of base and eye level units, sink with mixer tap, cupboard, space for cooker, space for fridge / freezer, space for washing machine and space for dishwasher. Window to rear and door to side.

LEAN TO

3' 0" x 10' 2" (0.91m x 3.10m) (approx)

STORE

5' 0" x 10' 0" (1.52m x 3.05m) (approx)

FIRST FLOOR

Window to side and loft access.

BEDROOM 1

12' 0" (min) (3.66m) 14' 1" (max) x 8' 8" (4.29m x 2.64m) (approx)
Window to rear, cupboard and radiator.

BEDROOM 2

13' 0" (max) (3.96m) 8' 8" (min) x 9' 7" (2.64m x 2.92m) (approx)
Window to front and radiator.

BEDROOM 3

5' 9" x 7' 0" (1.75m x 2.13m) (approx) Window to front, radiator and cupboard.

BATHROOM

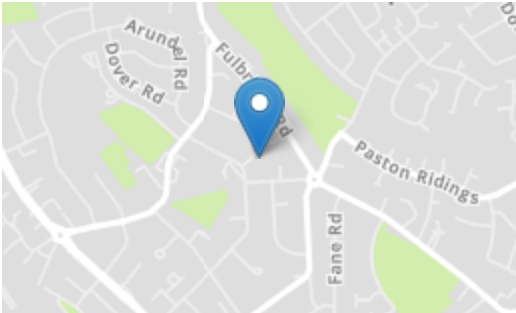
5' 4" x 6' 2" (1.63m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear, heated towel rail and cupboard.

OUTSIDE

The front of the property has a brick wall, laid to lawn with parking to the side for a vehicle. The rear of the property has fencing, laid to lawn, gravel area and paved patio area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales		EU Directive 2002/91/EC

