

**4 Bedroom(s), Detached House, Freehold**

**Langsett Court, Lakeside.**



- 3D Virtual Tour Available
- Stunning Detached Family Home
- Open Plan Lounge Diner
- Four Bedrooms Master with En-Suite
- Garage and Driveway

- No chain
- Modern Breakfast Kitchen
- Conservatory Overlooking Garden
- Family Bathroom
- Rear Enclosed Garden

**Offers Over  
£280,000  
Reduced**

*Book your viewing today* Tel: 01302 247754

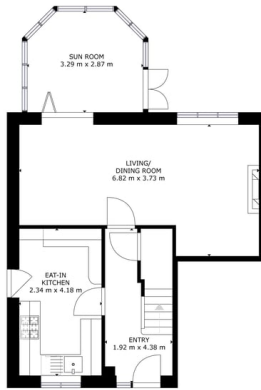
## Owner's View

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...

We have been very happy in our home for the last 20 years, growing from a couple to a family of 4. We love the location, a quiet cul de sac with friendly neighbours, and close to everything we need, good schools (catchment to Bessacarr Primary, which our children attend, is just a 15 minute walk), restaurants, supermarkets, Vue cinema complex, the Dome, Lakeside Village and Stadium and of course the beautiful lake all within easy walking distance. The Property has close proximity to the motorways and we have strived to make improvements to the original property over the years to suit our needs, creating additional storage in most rooms, and have found it to be a very practical, comfortable much loved family home.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 20 m<sup>2</sup> FLOOR 2: 48 m<sup>2</sup>  
TOTAL: 68 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



### Breakfast Kitchen



### Entrance Hallway



### Open Plan Lounge Diner



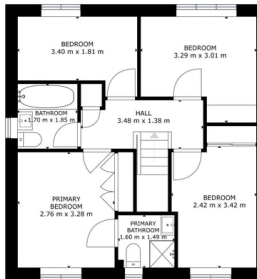
## Conservatory



## Bedroom

## First Floor

### Floor Plan



## Bedroom

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 50 m<sup>2</sup> FLOOR 2: 48 m<sup>2</sup>  
TOTAL: 98 m<sup>2</sup>



## Master Bedroom with En Suite



## Bedroom



## Family Bathroom



## External

### Front



## Rear Garden



## Property Information Form

Council Tax Band - Band D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - 1450

Average Annual Gas Bills - 1100

Average Annual Water Bills - 420

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Radiators 2000 New

Baxi condensing boiler fitted 2015

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Tank 2000 New Baxi

condensing boiler fitted 2015

Boiler Location - Kitchen cupboard

Approximate Electrical System Installation Date - 2000

Approximate Electrical System Test Date - 2000

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

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



# We make it happen.

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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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 