



39 Lydgate, Lepton

An appealing and well-presented three-bedroom mid-townhouse extended to the rear to offer a garden room and additional living space options. The accommodation briefly comprises: entrance vestibule, lounge, breakfast kitchen, garden room, first floor landing, three bedrooms, two of which are doubles, and house bathroom. The garden room is key here to extend the family space and embracing the rear garden. With a small garden to the front and larger to the rear with communal parking with neighbouring properties and the property owns a single garage just below the property within other neighbour's garages. Located in the popular village of Lepton with its many and varied local amenities, nearby Morrisons supermarket, Marks & Spencer's food store and much more. Lepton offers a reputable school catchment area and a commutable location to the motorway network and surrounding countryside.

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Accommodation

GROUND FLOOR



Entrance Vestibule

Access is gained via a double-glazed door with an obscure double-glazed window to the side. The entrance vestibule has a central heating radiator, stairs rise to the first floor, and the door opens into the lounge.



Lounge

14' 3" x 11' 7" max

This good size room has a double-glazed bow window to the front and a central heating radiator.



Lounge



Breakfast Kitchen



Breakfast Kitchen 14' 5" x 8' 5"

The kitchen has units to the high and low level with a stainless-steel sink unit with mixer tap over, plumbing for an automatic washing machine, integral electric oven and gas hob with filtration hood over. There is a breakfast bar area, inset spotlights to the ceiling, central heating radiator, and useful under stairs storage area. There is a double-glazed window which is now an internal window into the rear garden room and single glazed French doors give access through.



Garden Room



Garden Room 12' x 7' 10"

This great addition to the property offers additional reception space and can be used for a variety of uses including playroom, TV room or more formal dining room. The room has a Velux window, spotlights to the ceiling, central heating radiator and double-glazed French doors give access and views to the property's rear garden. The room is home to the property's gas fired central heating boiler which is in a built-in cupboard.

FIRST FLOOR



Landing

The landing is home to the property's loft access point and doors lead off. There is a bulkhead storage cupboard.



Bedroom 1 12' 7" x 8' 2"

This double bedroom is located to the front of the property and enjoys an aspect over the property's front and neighbouring rooftops. There is a central heating radiator and double-glazed window.



Bedroom 3 8' 1" x 6' 3" max

Located to the front of the property, with bulkhead storage, double-glazed window and central heating radiator.



Bedroom 2 10' x 8' 2"

Another double bedroom located to the rear, central heating radiator, and double-glazed window giving views over the property's rear garden and far-reaching view beyond over neighbouring rooftops.



Bathroom 6' 3" x 5' 8" max

Comprising a three-piece suite in white, including a low-level WC, pedestal hand wash basin and bath with shower over. The room has inset spotlights to the ceiling, towel rail style central heating radiator, obscure double-glazed window and tiling to ceiling height around the bath area.

OUTSIDE



Front

Immediately to the front of the property, is a small, paved area.



Gardens

The rear garden has a lawned area with paving across to a raised paved area suitable for outside seating and barbecue space. The garden has fenced boundaries to three sides and a rear access gate.



Garage & Parking

Like neighbouring properties, no. 39 owns a single garage with an up and over door. We understand there is no power connection to the property. The garage is on the left and vehicle access is from Pond Lane. There is a parking bay in front of the row of houses that neighbours share. This is not owned nor co-owned by the property.

Additional Information

The property is Freehold; Energy rating 68 (Band D); Council tax band B.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

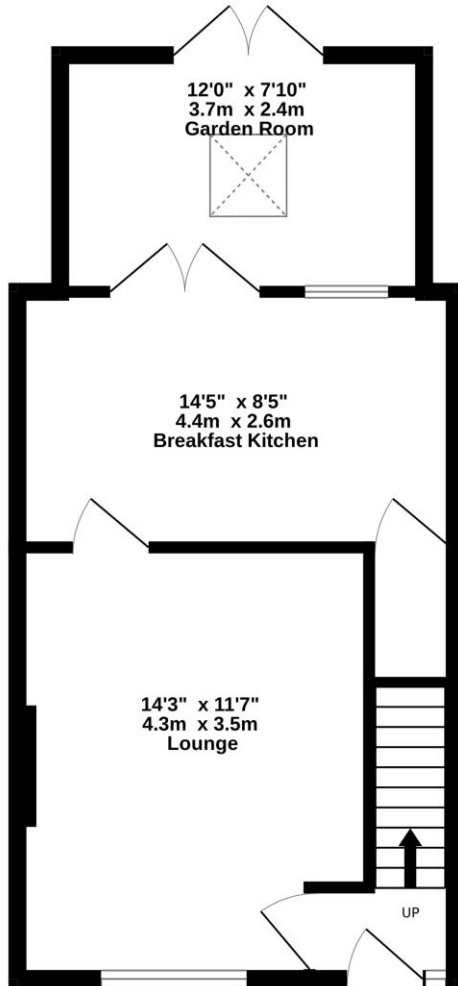
Viewing

By appointment with Wm. Sykes & Son.

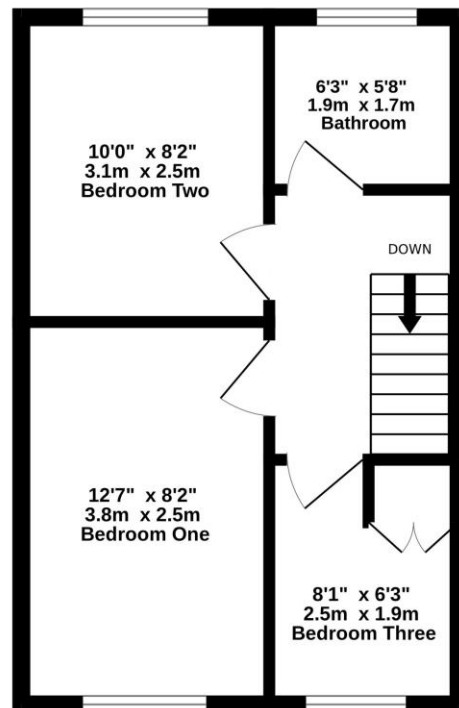
Directions

From Lepton village centre proceeding up Rowley Lane to the Wakefield Road. Here turn right onto the Wakefield Road and proceed along. Lydgate is the third turning on the right. No. 39 is on the left.

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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