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68 Sheridan Road
Laneshawbridge
BB8 7HW



For Sale

Price £170,000

- Garden Fronted Linked Home
- Three Bedrooms
- Beautifully Presented Throughout
- Lighting Display
- Ideal For Growing Families

- Stunning Views
- Fully Fitted Modern Kitchen
- Tax Band - A
- EPC - D



Located in the heart of the popular village of Laneshawbridge, a short distance away from established local Primary Schools such as Laneshawbridge Primary which has been rated outstanding by Ofsted and Christ Church Primary School. This spacious linked home would be ideal for first time buyers or growing families.

Beautifully presented throughout and set over two floors, the property briefly comprises to the ground floor: an entrance hallway with stairs accessing the first floor and leading into the spacious living room boasting a large window letting in an abundance of natural light and overlooking the views to the front, and a lighting display surrounding the entire ceiling adding a real feature to the room.

To the rear is a full length kitchen/diner housing an array of modern cabinetry in cream with matching wall, base and drawer units, complimentary wood effect work surfaces, subway tile splashbacks, double bowl sink, integrated oven, five ring gas hob with an overhead extractor fan and a useful storage cupboard.

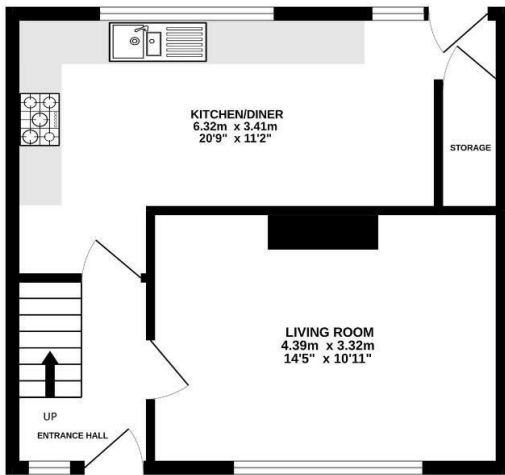
To the first floor is a central landing leading to two spacious double bedrooms, the master benefitting from fitted, mirrored wardrobes and a large single with a handy over stair cupboard.

A half tiled bathroom houses a modern three piece suite in white comprising a low level WC, wash basin with vanity unit and panelled bath with an overhead shower.

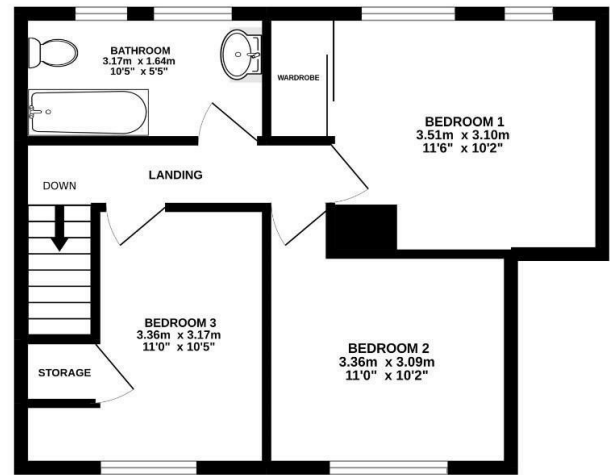
Externally, to the front of the property is an open aspect with views over the countryside and garden area which is laid mainly to lawn. To the rear is a tiered lawned garden abutting open fields with a patio area, ideal for relaxing on summer nights.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal inspection is recommended to appreciate what this property has to offer.

GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.



1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA: 76.6 sq.m. (824 sq.ft.) 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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