



Lynwith Close Carlton DN14 9RR

£195,000

- Modern Detached House
- 4 Good Sized Bedrooms
- Integral Wardrobes & En Suite
- Spacious Breakfast Kitchen
- Separate Dining Room
- Gardens & Garage
- Cul De Sac Position
- EPC Rating C

91 Pasture Road
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Carlton- Beautifully presented detached house occupies a cul de sac position backing on to fields to the rear. Offering multi vehicle block paved, parking, garage, enclosed rear garden, security & smoke alarms, Upvc DG and gas combi boiler, viewing is highly recommended. The generous accommodation comprises to the groundfloor, 25ft entrance hallway, lounge, separate dining room, good sized breakfast kitchen with appliances and groundfloor W.C. To the first floor are 4 good sized bedrooms, en suite shower room to master, 3 with substantial integral wardrobes and good sized house bathroom.

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced front entrance door with attractive double glazed opaque stained and leaded glass inserts with adjoining floor to ceiling double glazed frosted side panel leads into

ENTRANCE HALLWAY 25' 4" x 6' 2" (7.72m x 1.88m)
Extremely spacious and light entrance hallway benefits from colour washed effect laminate wood flooring, coving to the ceiling, useful under stairs storage cupboard, central heating radiator, attractive staircase rising to first floor accommodation and internal doors leading off.

LOUNGE 16' 5" x 10' 4" (5m x 3.15m) With elegant marble effect fire place incorporating raised hearth and mantel housing coal effect electric fire, coving to the ceiling, central heating radiator and Upvc double glazed bow window providing views over the front. Doorway leads into

DINING ROOM 9' 5" x 10' 4" (2.87m x 3.15m) Good sized dining room with coving to the ceiling, central heating radiator and Upvc double glazed double doors opening out onto patio area and providing views over open countryside.

GROUND FLOOR W.C. 6' 1" x 3' 0" (1.85m x 0.91m) Benefits from modern white suite comprising low level flush W.C., vanity wash hand basin set in double unit with co-ordinating ceramic splash back tiling, central heating radiator and

laminate wood flooring running through from hallway.

DINING KITCHEN 12' 1 max" x 14' 4 max" (3.68m x 4.37m)
Fully fitted modern kitchen with a good variety of wall and base units finished in timber effect with brushed chrome style door and drawer furniture, marble effect food preparation surfaces and matching breakfast bar with co-ordinating ceramic splash back tiling, single bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, dishwasher and condensing dryer, integrated electric oven with matching Stoves four ring gas hob above and co-ordinating stainless steel chimney style extractor hood. Recessed ceiling spotlights, double central heating radiator, Upvc double glazed opaque window to the side, two Upvc double glazed windows providing excellent views over the rear garden and beyond and Upvc entrance door with double glazed insert opens out onto patio area.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Attractive staircase with painted turned timber spindles and balustrade above lead to landing with co-ordinating turned timber spindles and balustrade, central heating radiator, access to roof void, extremely useful shelved storage cupboard and internal doors leading off

MASTER BEDROOM 14' 2" x 13' 9" to back of wardrobe"

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(4.32m x 4.19m) Spacious master bedroom with extremely useful walk in good sized wardrobe providing hanging rail and storage shelving with Upvc double glazed window overlooking the front. Internal door leads into

EN SUITE 6' 7 max" x 6' 10 max" (2.01m x 2.08m) Elegant en suite shower room fitted with modern white suite comprising low level flush W.C., pedestal wash hand basin with co-ordinating ceramic splash back tiling, walk in double tiled shower cubicle with mains fed shower, central heating radiator, tile effect floor covering, electric extractor fan and Upvc double glazed opaque window to the front.

BEDROOM TWO 11' 10" x 11' 2 to back of wardrobes" (3.61m x 3.4m) Good sized second bedroom benefits from generous integral double wardrobe fitted with hanging rail and double storage shelving, central heating radiator and Upvc double glazed window providing views over the rear garden and over open fields.

BEDROOM THREE 9' 8" x 12' 0 to back of wardrobe" (2.95m x 3.66m) With integral double wardrobe providing both hanging rail and twin storage shelving, central heating radiator and Upvc double glazed window to the front.

BEDROOM FOUR 8' 4" x 9' 0" (2.54m x 2.74m) Good sized fourth bedroom with central heating radiator and Upvc double glazed window providing unobstructed views over the rear.

HOUSE BATHROOM 11' 7" x 5' 3" (3.53m x 1.6m) Spacious house bathroom fitted with modern white suite comprising dual low level flush W.C., panelled bath with mixer tap and shower mixer attachment with co-ordinating ceramic splash back tiling and pedestal wash hand basin also with co-ordinating ceramic splash back tiling. Central heating radiator, electric extractor fan, ceiling mounted spotlights, tile effect floor covering and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT AND SIDE To the front of the property is an attractive low maintenance block paved garden also providing multi vehicle off street parking with brick built retaining wall to the front. Block paving leads to front door with courtesy coach light and storm porch. Driveway to the side with outside security lights leads to integral garage with up and over door having the benefit of both power and light connected. To the side of the property paved walkway leads to the rear with timber pedestrian access gate.

REAR To the rear of the property is a fully enclosed and well presented mature lawned garden with good quality timber perimeter fencing also allowing views over the rear. Immediately behind the property is an attractive paved patio area with courtesy coach light stepping onto shaped lawned garden with extremely well stocked borders, outside security light and cold water supply.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road, pass through 3 roundabouts, remaining on A614. At roundabout, take 2nd exit on to A645 and at the next roundabout, take 2nd exit. Continue and at roundabout, take 1st exit on to A1041. Enter into the village of Carlton and turn right on to Pinfold Lane. Turn right on to Low Street and turn left on to Lynwith Lane. Turn right on to Lynwith Close where the property is on the left hand side and can be easily identified by our Housesetc for sale board.

Council Tax: D



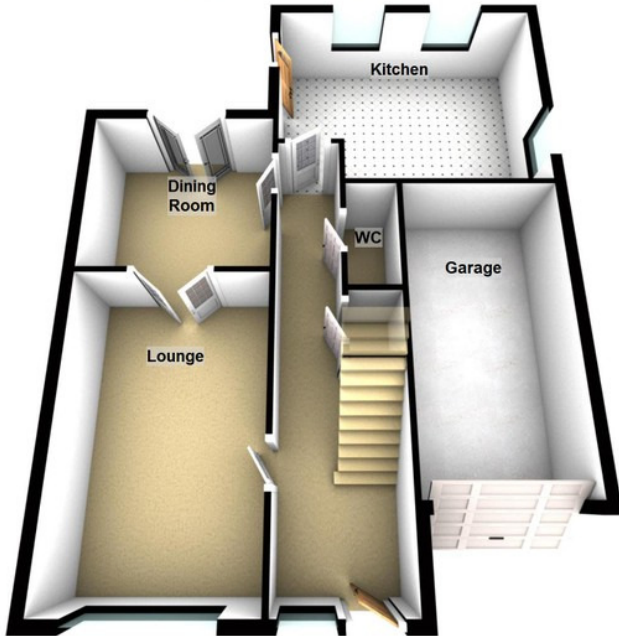


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Ground Floor

Approx. 70.7 sq. metres (760.9 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 133.6 sq. metres (1437.9 sq. feet)

