



Leighton Way
Belper



Property Description

Located in the heart of Belper town centre within close walking distance to convenient amenities and transport links. Comprising in brief of an entrance hallway providing access to the cloakroom W/C, open plan kitchen/diner with integrated appliances and a bright and airy lounge with French doors leading onto the low-maintenance garden. Upstairs are three great size bedrooms, the master benefiting from an en-suite, and the family bathroom. The home features dedicated parking for two cars to the front and is being sold with NO ONWARD CHAIN. Viewing highly recommended to appreciate this deceptively spacious house perfect for first time buyers, downsizers and investors.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Composite door to the front elevation, laminate flooring, wall-mounted radiator and convenient understairs storage.

Downstairs W/C

Laminate floor, radiator, extractor fan, W/C, hand-wash basin with tiled splash back and

wall-mounted cabinet above.

Kitchen/Diner

16' 8" x 9' 3" (5.08m x 2.82m)

Tiled floor and splash back, radiator, double glazed window to the front elevation. Wall and base cabinetry with laminate worktop, stainless steel sink with mixer tap and drainer as well as integrated: fridge/freezer, four ring gas hob, with extractor hood over, electric fan oven and grill with further undercounter space for a washing machine and tumble dryer.

Lounge

11' 3" MAX x 15' 8" MAX (3.43m MAX x 4.78m MAX)

Laminate flooring, double glazed window and French doors to the rear elevation, radiator.

Landing

Access to the fully boarded loft with pull down ladder; the landing is carpeted and has an airing cupboard housing the hot water cylinder and convenient shelving.

Bedroom One

10' 9" x 11' 9" (3.28m x 3.58m)

Wood effect laminate flooring, radiator, double glazed window to the front elevation, two sets of fitted wardrobes with spot-lighting.

En-Suite

Laminate flooring, tiled splash back, wall-mounted heated towel rail, extractor fan,

electric shaver point and obscure double glazed window to the front elevation. Mains fed shower cubicle, hand-wash basin with mirrored wall-mounted cabinet above and W/C.

Bedroom Two

10' 9" x 9' 1" (3.28m x 2.77m)

Wood effect laminate flooring, radiator, double glazed window to the rear elevation, fitted draws, dressing table and wardrobes with spot-lighting.

Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m)

Wood effect laminate flooring, radiator and double glazed window to the rear elevation.

Bathroom

Laminate flooring, tiled splash back, wall-mounted heated towel rail, extractor fan and electric shaver point. Panel bath with grab rail and shower attachment, hand-wash basin with mirrored wall-mounted cabinet above and W/C.

Outside

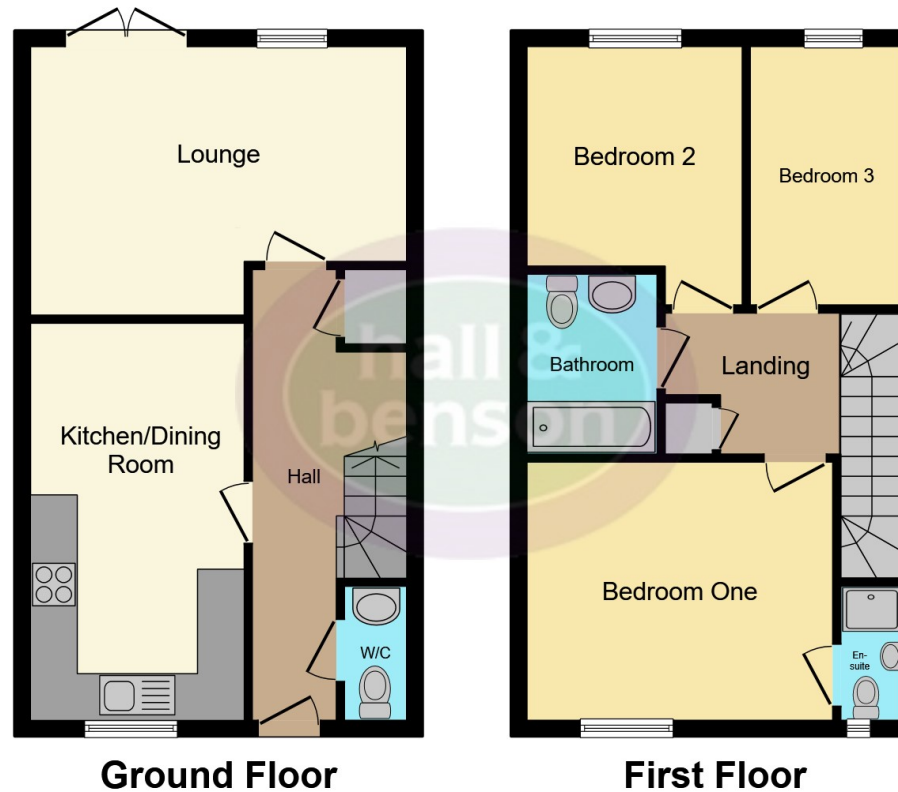
To the front is off-road parking for two vehicles and manageable garden area with mature shrubs.

To the rear is a beautifully arranged patio garden with seating area, flowers and bushes as well as a timber shed with electrics and an outside tap. Accessed from the house or via the rear external gate.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: BPR101782 - 0014