

LUCIA LANE, GUISBOROUGH, TS14 8BY



- ▲ Sought-After Location
- ▲ Versatile Living Accommodation
- ▲ Four Bedrooms
- ▲ Bespoke Fitted Bathroom
- ▲ Bespoke Fitted Kitchen

- ▲ NO OWARD CHAIN
- ▲ Generous Sized Gardens
- ▲ Conservatory
- ▲ Driveway & Garage

£315,000

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A fantastic four-bedroomed detached home situated in a very sought-after area. This home really does tick all the boxes and has been subject to many improvements over recent years including a bespoke fitted kitchen and bathroom and bespoke fitted wardrobes.

Offered to the market with NO ONWARD CHAIN, this lovely home is ready to move into. So be quick before it's snapped up.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door to the front, stairs leading to the first floor, understairs storage cupboard.

GROUND FLOOR W.C. - With UPVC double-glazed obscured glass window, low-level w.c., wash handbasin, tiled walls, personal access door to the garage and radiator.

SPLIT LOUNGE - 5.44m x 3.58m (17'10" x 11'9")

With UPVC double-glazed window to the front and UPVC double-glazed window to the side, opening and leading to the second part of the.....

LOUNGE - 3.3m x 3.58m (10'10" x 11'9")

With UPVC double-glazed window to the side, and double-glazed door leading to the conservatory.

CONSERVATORY - 2.87m x 2.8m (9'5" x 9'2")

With UPVC double-glazed door leading out on to the rear garden.

KITCHEN - 3.58m x 3.25m (11'9" x 10'8")

With UPVC double-glazed window to the rear and door leading to rear garden. With a range of modern fitted base and wall units with contrasting worktops also containing integrated storage solutions, integrated oven, new hob with extractor over, sink with mixer tap, integrated fridge, integrated dishwasher, and breakfast bar.

GROUND FLOOR BEDROOM - 3.15m x 3.15m (10'4" x 10'4")

With UPVC double-glazed window to the front.

SECOND GROUND FLOOR BEDROOM - 3.28m x 2.9m (10'9" x 9'6")

With UPVC double-glazed window to the rear.

TO VIEW: Tel: 01287 552280

10 Chaloner Street, Guisborough, TS14 6QD

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FIRST FLOOR

LANDING - With two integrated storage cupboards.

BEDROOM 3 - 3.25m x 3.33m (10'8" x 10'11")

With UPVC double-glazed window to the rear, new carpets, fitted wardrobes and access to eaves storage.

BEDROOM 4 - 3.8m x 3.2m (12'6" x 10'6")

With UPVC double-glazed window to the front, new carpets, fitted wardrobes and access to eaves storage.

BATHROOM - 2.3m x 2.08m (7'7" x 6'10")

With UPVC double-glazed obscured glass window. A stunning and recently installed suite comprising of; panel bath with integrated drench shower head over, low-level w.c., wash handbasin, wall mounted LED mirror, tiled walls, tiled floor, and heated towel rail.

INTEGRAL GARAGE - 5.49m x 2.64m (18' x 8'8")

With up and over door to the front, combination boiler, and door leading to the ground floor w.c.

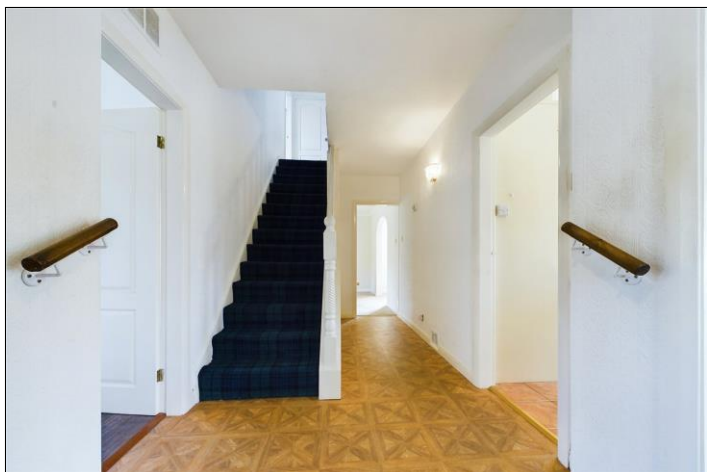
EXTERNAL - To the front of the property is a good sized blocked paved driveway leading to the integral garage. There is a well tended lawn and raised borders. Personal access gate to the side leading to the rear. The rear garden is mainly laid to lawn with expansive patio area, mature borders, and benefits from being South Westerly facing.

AGENTS REF: - JW/GD/NUN240185

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



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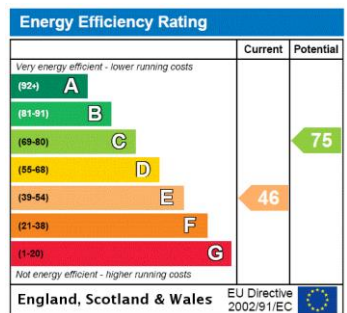


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