



Wigton Lane, Leeds
£900,000

4 bedroom detached house for sale | Freehold

Situated on the ever popular Wigton Lane. Extremely well presented and spacious 4 bedroom, 2 bathroom family home. The rear garden is 180+ft long and is a real selling feature of the property. The large driveway provides off road parking for at least 4 cars with a double garage. There is also an electrical charging point.

The spacious ground floor open plan layout has been well thought through for modern family living. Upstairs, the impressive Master bedroom with en-suite over looks the expansive garden. Set back from the road, it's peaceful and tranquil. All bedrooms are furnished with fitted furniture. Viewing is highly recommended to fully appreciate this beautiful property.

The property is closely located to The Grammar School at Leeds, excellent primary schools and senior schools nearby.

Tenure: Freehold

Entrance hall

w: 3.94m x l: 6.63m (w: 12' 11" x l: 21' 9")

Magnificent bright entrance and hallway with stairs leading to the first floor, wood effect flooring, coat hooks, two radiators, access to the kitchen/breakfast room, lounge, guest w/c and cloakroom/utility room.

WC

w: 0.91m x l: 1.93m (w: 3' x l: 6' 4")

Low level w/c, wash basin and radiator.

Cloakroom

Cloakroom and also used as the utility room with plumbing for washing machine and dryer and coat hooks.

Lounge

w: 4.27m x l: 6.05m (w: 14' x l: 19' 10")

Lounge is accessed through double doors and is open through to the dining room. The lounge has an original French granite surround and burner inset into the fireplace. French doors through to the rear garden, Tv point, radiator.

Dining

w: 3.43m x l: 3.68m (w: 11' 3" x l: 12' 1")

Dining room is open to the kitchen breakfast room and also leads through to the family room. There is Karndean flooring and a built in wall unit.

Kitchen/diner

w: 3.86m x l: 4.29m (w: 12' 8" x l: 14' 1")

The kitchen has a full range of wall and base units with work top surfaces over, inbuilt one and a half sink and drainer unit, hot water tap with filter attached, waste disposal, range cooker with extractor hood over, wooden breakfast bar with space for stools, Door leading to the side of the property.

Family

w: 3.12m x l: 5.05m (w: 10' 3" x l: 16' 7")

Family room which also doubles up as an office. The room has a wood effect flooring, tv point, radiator, patio doors to the rear garden.

Landing

Access to all first floor rooms, loft hatch.

Master bedroom

w: 3.68m x l: 5.33m (w: 12' 1" x l: 17' 6")

Spacious room, radiator, range of built in wardrobes with hanging and shelves, double glazed window with rear aspect. Access through to the en-suite. There is a feature fireplace.

En-suite

w: 1.55m x l: 2.31m (w: 5' 1" x l: 7' 7")

Walk in corner shower cubicle, wash basin in vanity unit, low level w/c, tiled walls and floors, towel radiator, medicine cabinet, double glazed window.

Bedroom 2

w: 3.12m x l: 3.96m (w: 10' 3" x l: 13')

Range of built in wardrobes, space for desk, radiator, double glazed window with front aspect.

Bedroom 3

w: 3.1m x l: 3.96m (w: 10' 2" x l: 13')

Range of built in wardrobes, space for desk, radiator, double glazed window with rear aspect.

Bedroom 4

w: 3.2m x l: 3.4m (w: 10' 6" x l: 11' 2")

Built in wardrobe and desk unit, radiator, double glazed window to front aspect.

Bathroom

w: 1.91m x l: 2.92m (w: 6' 3" x l: 9' 7")

Bath with mixer tap and shower over, low level w/c with hidden cistern, sink with vanity unit, tiled walls and floor, towel radiator, airing cupboard, double glazed window.

Garage

There is a double garage with power and lighting. To the exterior there is an electrical charging point.

Front Garden

To the front there is a driveway and off road parking for at least 4 vehicles. The garden is mainly laid to lawn with high hedge surrounding.

There is a very private seating and BBQ area nicely tucked away behind the garage giving a high degree of privacy.

Rear Garden

The rear garden has a large patio area leading to a predominately lawned garden. There is a large selection of trees, shrubs, rhododendrons, and various other flora. The garden is over 180+ft long and is split into two areas and has fencing and high hedges surrounding.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



WIGTON LANE

TOTAL FLOOR AREA: 1950 sq.ft. (181.2 sq.m.) approx.

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