



Inglebys

Estate Agents



16 Lealholm Way

Guisborough, TS14 8LN

£289,950



Situated in a peaceful, highly sought after location, a beautifully presented 4-bedroom detached residence boasting front & rear gardens and ample off-street parking.



Offering luxurious, recently refurbished accommodation throughout, this loving family home must be viewed to be truly appreciated. Extended to the front moving the lounge forward creating a show stopping open plan kitchen/dining.

Tenure: Freehold.

Council Tax Band: Band-E.

EPC Rating: D-Rating.

Hall 16'0" x 8'9" (4.90m x 2.69m)

Composite UPVC double glazed door & window to the front elevation. LVT flooring. Radiator. Stairs leading to the first floor. Under-stairs storage cupboard. Access to Ground-Floor W/C.

Ground-Floor W/C 5'8" x 3'4" (1.73m x 1.03m)

Vanity units with hand basin & low-level W/C. Composite heated towel rail. LVT flooring. Extractor fan.

Living Room 16'0" x 11'1" (4.88m x 3.38m)

Carpeted. UPVC double glazed window to the front aspect. Radiator.

Kitchen / Dining Area 29'11" x 12'11" (9.14m x 3.95m)

A range of wall, base & drawer units. Laminate granite effect worktops with matching centre island / breakfast bar. 1 1/2 bowl composite black sink with single drainer & mixer tap. Integrated eye-level double electric oven & grill with separate 5-ring gas hob. Extractor hood. Tiled splash-backs. 2x UPVC double glazed windows & bi-folding doors to the rear elevation. Integrated fridge & freezer. LVT flooring. 2x radiators.

Utility Area 8'1" x 6'0" (2.47m x 1.84m)

Plumbing for washing machine. Wall-mounted combi-boiler. UPVC double glazed door to the side elevation.

First Floor

Landing 6'4" x 5'5" (1.94m x 1.67m)

UPVC double glazed window. Loft hatch. Carpeted. Smoke alarm.

Bedroom One 14'5" x 10'5" (4.41m x 3.19m)

Carpeted. UPVC double glazed window to the front aspect. Radiator. Access to the En-Suite.

Bedroom One En-Suite 7'2" x 3'0" (2.19m x 0.92m)

Walk-in shower cubicle. Vanity units with hand basin & low-level W/C. UPVC double glazed window to the front aspect.

Bedroom Two 11'2" x 8'10" (3.41m x 2.71m)

UPVC double glazed window. Carpeted. Radiator.

Bedroom Three 10'6" x 8'10" (3.21m x 2.71m)

UPVC double glazed window. Carpeted. Radiator.

Bedroom Four 9'0" x 8'10" (2.76m x 2.70m)

UPVC double glazed window. Carpeted. Radiator.

Bathroom

Walk-in shower cubicle with thermostatic shower. Vanity unit with hand basin & low-level W/C. Panel bath. LVT flooring. UPVC double glazed window.

External

Front Elevation

Garden area laid to lawn. Single driveway leading to single garage with roller shutter door.

Rear Elevation

Raised paved patio area with steps leading down to an enclosed garden, laid to lawn with decorative gravel borders.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

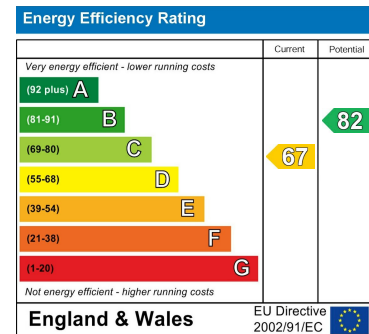
Area Map



Floor Plans



Energy Efficiency Graph



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