



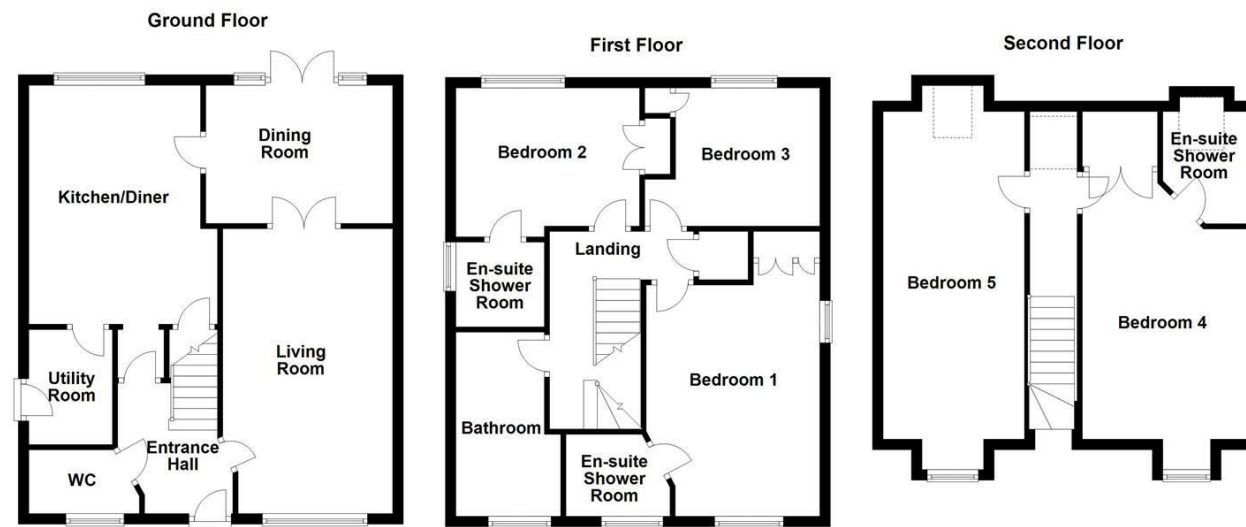
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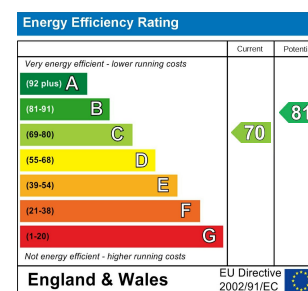
10 Lindrick Close, Normanton, WF6 1WJ

For Sale Freehold £395,000

A deceptively spacious five bedroomed detached family house with three en suites and a lovely enclosed garden to the rear, all situated towards the head of a cul-de-sac in this sought after residential location.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming central reception hall that has a guest cloakroom off the side. The main living room is situated to the front of the house with a feature fireplace and double doors that lead through to a separate dining room that has French doors out to the patio at the rear. The kitchen is fitted with a good range of modern units with a Range style cooker and provision for an American fridge. There is a separate utility room in addition. To the first floor the principal bedroom has an en suite shower room, as does the second double bedroom. The third bedroom is served by the family bathroom, which is fitted with a four piece suite. To the second floor there is another bedroom with en suite as the well proportioned fifth bedroom. Outside, the property has a neat garden to the front together with driveway parking that leads up to a tandem style double garage. To the rear of the house there is a lovely enclosed garden, laid mainly to lawn with a good sized paved patio and a good degree of privacy.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Normanton, which also has its own railway station. The national motorway network is also readily accessible.



FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

RECEPTION HALL

Panelled front entrance door, wood strip flooring, central heating radiator and stairs to the first floor.

GUEST CLOAKROOM/W.C.

6'10" x 3'11" [max] [2.1m x 1.2m [max]]

Tiling up to dado height and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Frosted window to the front and central heating radiator.

LIVING ROOM

18'0" x 10'2" [5.5m x 3.1m]

Continuation of the wood strip flooring, two central heating radiators, window to the front and feature wall mounted pebble effect electric fire. Double doors lead through to the adjoining dining room.



DINING ROOM

10'5" x 8'6" [3.2m x 2.6m]

French doors leading out to the patio to the rear, double central heating radiator and wood strip flooring.



KITCHEN

15'1" x 10'9" [4.6m x 3.3m]

Window to the rear and fitted with an attractive range of cream fronted wall and base units with wood effect laminate work tops and tiled splash backs. Inset ceramic sink unit, Range style cooker with five gas burner hob, two ovens, warming drawer and grill with matching filter hood over. Space and plumbing for a side by side American style fridge and freezer, integrated dishwasher, double central heating radiator and useful understairs store.

UTILITY ROOM

7'2" x 4'7" [2.2m x 1.4m]

An external door to the side and additional wall and base units with matching laminate work top and tiled splash back. Inset sink unit and space and plumbing for a washing machine.

FIRST FLOOR LANDING

Central heating radiator and built in cupboard housing the central heating boiler.

BEDROOM ONE

15'5" x 10'5" [max] [4.7m x 3.2m [max]]

Windows to the front and side, two central heating radiators and wood effect laminate flooring. Triple fronted built in wardrobe.



EN SUITE SHOWER ROOM/W.C.

6'10" x 5'2" [2.1m x 1.6m]

Frosted window to the front, fully tiled walls and fitted with a three piece white and chrome suite comprising corner shower cubicle, pedestal wash basin and low suite w.c. Central heating radiator, extractor fan and electric shaver socket point.

BEDROOM TWO

10'5" x 8'2" [3.2m x 2.5m]

Window overlooking the back garden, central heating radiator and wood effect laminate flooring. Double fronted built in wardrobe.

EN SUITE SHOWER ROOM/W.C.

4'11" x 4'11" [1.5m x 1.5m]

Frosted window to the side, fully tiled walls and fitted with a three piece white and chrome suite comprising corner shower cubicle, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.

BEDROOM THREE

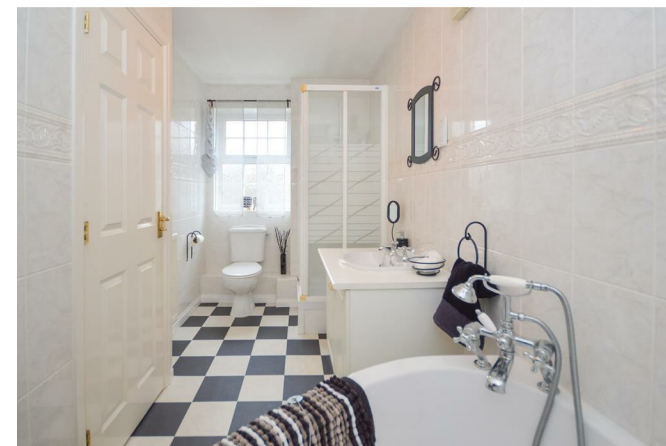
8'6" x 8'2" [2.6m x 2.5m]

Window overlooking the back garden, central heating radiator, wood effect flooring and built in single wardrobe.

BATHROOM/W.C.

11'9" x 5'10" [3.6m x 1.8m]

Frosted window to the front, tiled walls, central heating radiator and fitted with a four piece white and chrome suite comprising corner bath with telephone style shower attachment over, separate shower cubicle, vanity wash basin with cupboards under and low suite w.c.



SECOND FLOOR LANDING

Useful study area with Velux roof light set in the characterful sloping ceiling to the rear.

BEDROOM FOUR

16'8" x 10'5" [max] [5.1m x 3.2m [max]]

Windows to both the front and side, two central heating radiators and wood effect laminate flooring. Built in double fronted wardrobe.



EN SUITE SHOWER ROOM/W.C.

7'10" x 5'10" [max] [2.4m x 1.8m [max]]

Velux rooflight set in the sloping ceiling to the rear, tiled walls, double central heating radiator and fitted with a three piece white and chrome suite comprising corner shower cubicle, vanity wash basin with cupboards under and low suite w.c. Electric shaver socket point and extractor fan.

BEDROOM FIVE

20'0" x 8'2" [6.1m x 2.5m]

A large fifth bedroom with windows to the front and side and a Velux rooflight in the sloping ceiling to the rear. Two central heating radiators and laminate flooring. Access hatch to the loft space.

OUTSIDE

To the front the property has a neat lawned garden together with a specimen tree. To the side of the house there is a driveway providing good parking space and leading up to the double tandem garage. Round to the rear of the house, the property has a lovely enclosed garden with a level lawn, stone paved patio sitting area with an excellent degree of privacy and a personal door to the rear of the garage.



COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.