



15 Lairs Lane | Snainton, YO13 9AH

An individual dormer bungalow situated in the village of Snainton and within a short walk to the local school, sports field and play areas. The property offers spacious and versatile accommodation, presented to an extremely high standard comprising ; light and airy reception hallway, good sized sitting room and dining area, breakfast kitchen, ground floor

bedroom and bathroom. First floor; Galleried Landing with two further double bedrooms and luxury fitted bathroom. The property benefits from gas fired central heating system and double glazing with wooden flooring throughout the majority of the accommodation. Externally the property has gardens to the front side and rear incorporating driveway and garage.



Guide Price £370,000

15 Lairs Lane | Snainton



Accommodation Comprising:

Entrance Door Leads to:

Reception Hallway

With wooden flooring, stairs to first floor landing, central heating radiator, built in cupboard.

Sitting/Dining Area

15'8" x 12'4" (4.78m x 3.76m)

With stone fireplace, wooden mantle, coal effect gas fire, double glazed window to the front and side elevations, wooden flooring, central heating radiator, coving to ceiling, archway through to: DINING AREA: 11'8" X 11' With wooden flooring, double glazed window to the rear elevation, coving to ceiling and central heating radiator.

Breakfast Kitchen

12' x 10'5" (3.66m x 3.18m)

Housing a range of units comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, further wall and base units incorporating drawer compartments with tiled splash backs, plumbing for dishwasher and washing machine, built in oven with four ring hob and extractor fan over, central heating radiator, double glazed window to the front elevation, door to outside, coving to ceiling,

Ground Floor Bedroom

12'4" x 11'8" (3.76m x 3.56m)

With wooden flooring, central heating radiator, double glazed window to the rear elevation and coving to ceiling.

Bathroom

Comprising panelled bath, shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., double glazed window, partial wall tiling and shelving.





First Floor

Galleried Landing with wooden flooring.

Master Bedroom

16'11" x 11' (5.16m x 3.35m)

Partly with restricted head room, wooden flooring, central heating radiator, double glazed window to the front elevation.

Bedroom Two

13' x 11'1" (3.96m x 3.38m)

Part with restrictive head room, under eaves storage, wooden flooring, access to roof space, double glazed window to side elevation.

Bathroom

Comprising panelled bath with shower attachment over, wash hand basin, low flush w.c., under eaves storage, chrome heated towel rail, double glazed skylight window, partial wall tiling.

Outside

The front laid lawn, pathway, flower/shrubbery border, driveway to the side leading to garage with electric up and over door, light and power and communal door to the rear. Gated access to the side leads to the side and rear garden with laid lawn, flower/shrubbery borders. The rear garden is tiered with steps.

Services

Mains gas, electricity, water and drainage.



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Total area: approx. 162.5 sq. metres (1748.9 sq. feet)
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VIEWING

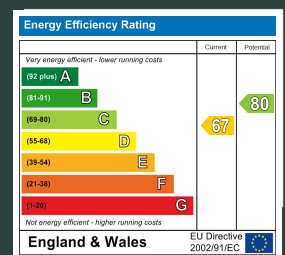
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