



Stoneacre  
Properties



## Spenn Lane

Leeds, LS16 6JE

£435,000



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## Entrance

Entering the property you are welcomed into the spacious hallway which offers access to the lounge and to the kitchen/living/diner. There is a very useful under stairs utility cupboard housing the washing machine and dryer, as well as an under stairs storage cupboard.

## Lounge

Large formal lounge benefits from bay window to the front elevation and a feature fireplace. The room offers ample space for seating.

## Kitchen/Diner

Positioned to the rear of the property this wonderful, bright and airy living space is ideal for hosting and socialising with a formal dining space that is open to the modern fitted kitchen. The living space also open seamlessly to the sunroom which is currently used as a play room. This open plan living space is extremely versatile and can be set up to meet everyone's individual requirements. The modern kitchen comprises integrated oven, gas hob with extractor above, dishwasher, space for fridge/freezer, and ample storage. Rear door leads out to the garden.

## Sunroom

A further sitting room offers panoramic views across the rear garden with French doors leading out to the garden.

## Bedroom 1

Large double bedroom is laid to carpet with space for wardrobes, drawers and dressing table, overlooks the rear garden.

## Bedroom 2

Second spacious double bedroom.

## Bedroom 3

Third single bedroom, also ideal for a home office.

## Bathroom

4-piece tiled bathroom with walk in shower, bath, toilet and sink.

## Loft

To the second floor is a fully accessible loft accessed via a staircase. The room is fully functional and is currently used as a bedroom. The room benefits from a large velux window and access to eves storage.

## External

To the front of the property is a large driveway with parking for multiple cars. The driveway leads up to the detached garage. To the rear is a private and enclosed south facing garden primarily laid to lawn with a large patio seating. The garden is ideal for growing families. The garage can also be accessed via a side door from the rear garden.

## Garage

This detached garage has been re-roofed with a new side door and main up and over door. It offers great storage.



## Road Map



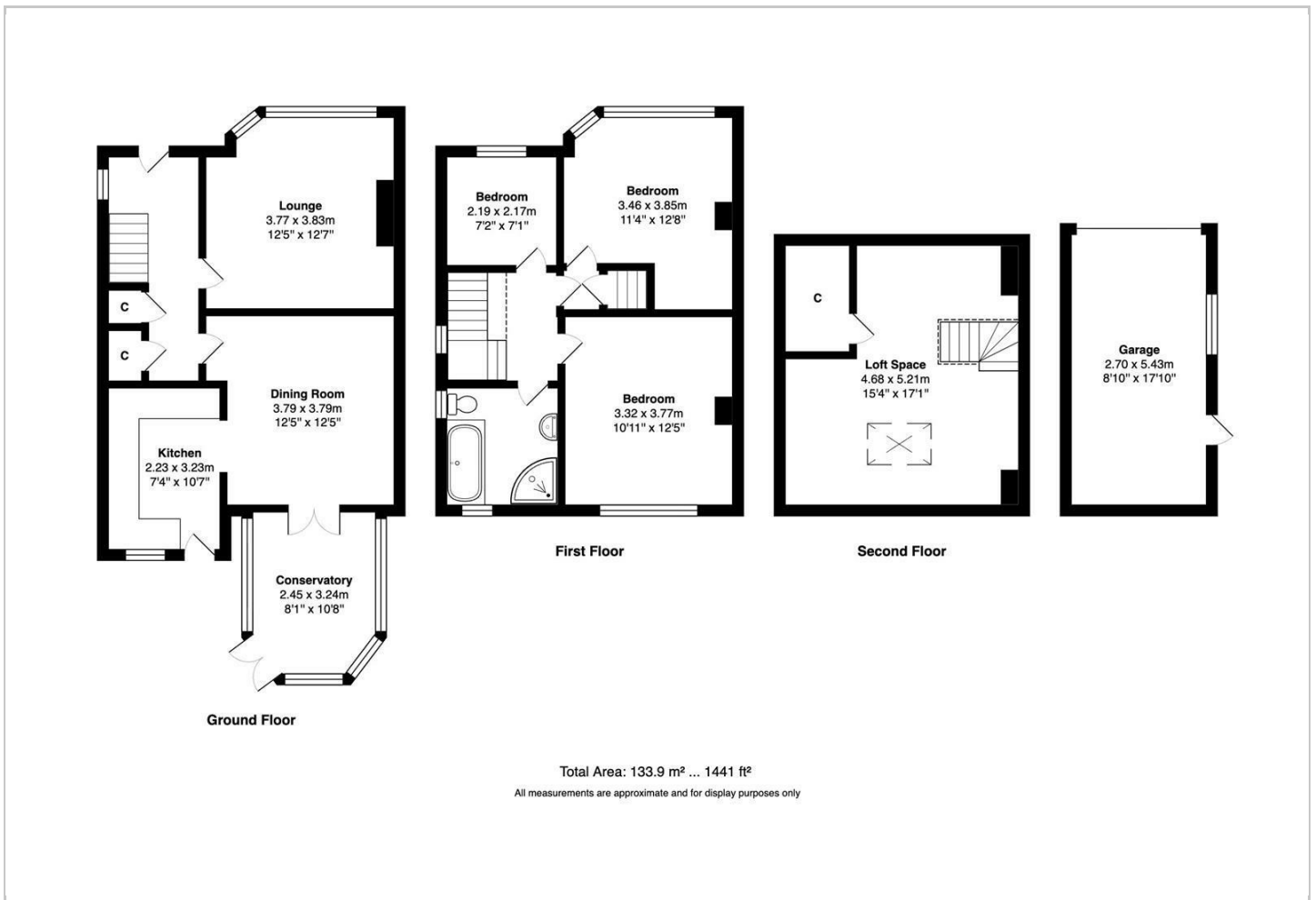
## Hybrid Map



## Terrain Map



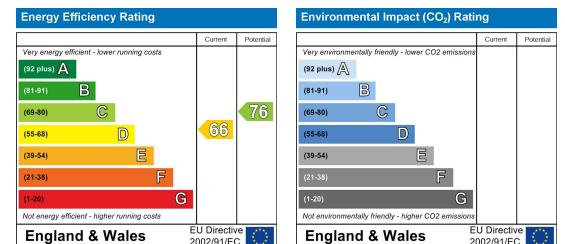
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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