

**FOR SALE**



## **Lockton Close, Guisborough**

**4 Bedrooms, 3 Bathroom, Detached House**

**£368,500**



## Lockton Close, Guisborough

4 Bedrooms, 3 Bathroom

£368,500

- Outstanding Interior Throughout
- Four Good Size Bedrooms
- Two Ensuites
- Open Plan Kitchen/Diner/Snug
- No Forward Chain



### FULL DESCRIPTION

This beautifully decorated throughout property comes to the market with no forward chain. The family home consists of four bedrooms with two having the benefit of en-suite facilities. The bedrooms are of great size and with great views. On the ground floor the heart of the house is the open plan kitchen/dining and snug area which is fantastic area for entertaining with French double doors leading on to the garden. This plot is still under the NHBC warranty and is at a very good standard. Lockton is situated in a desirable cul-de-sac and has gardens, garage and driveway. Viewings come highly recommended on this family home situated on the popular estate which is close to shops, schools and local amenities.

Measurements to follow

### INTERNAL

#### GROUND FLOOR

**HALLWAY** Flooring, 1 x radiator, front entrance door with window panel, under stairs cupboard and staircase to upper level.

**CLOAKROOM** Flooring, w/c, wash hand basin and radiator.

**LIVING ROOM** Carpet flooring, radiator and 1 front double glazed window.

**KITCHEN/DINER** French rear double doors, 2 x rear double glazed windows, flooring, spot lights, radiator, oven, gas hob and access to utility room.

**UTILITY ROOM** Flooring, 1 x radiator, wall and base unit.



**UPPER FLOOR**

**LANDING** Carpet flooring and loft access.

**BEDROOM** Lobby area, fitted robes, access to en-suite, spot lights and 1 x front double glazed window.

**ENSUITE** Tiled flooring, walk in shower, w/c, wash hand basin, 1 x front double glazed window, spot lights, extractor fan and part tiled.

**BEDROOM** Carpet flooring, 1 x rear double glazed window, access to en-suite and 1 x radiator.

**ENSUITE** Flooring, shower, wash hand basin and w/c

**BEDROOM** 1 x front double glazed window, (restricted height), flooring and 1 x radiator.

**BEDROOM** 1 x rear double glazed window, flooring and 1 x radiator.

**BATHROOM** 1 x rear double glazed window, bath, wash hand basin, w/c, shower and spot lights

**EXTERNAL** Gardens front and rear.  
Garage with power & lighting.  
Patio/seating area.  
Lawn to borders.  
Lovely rear views.

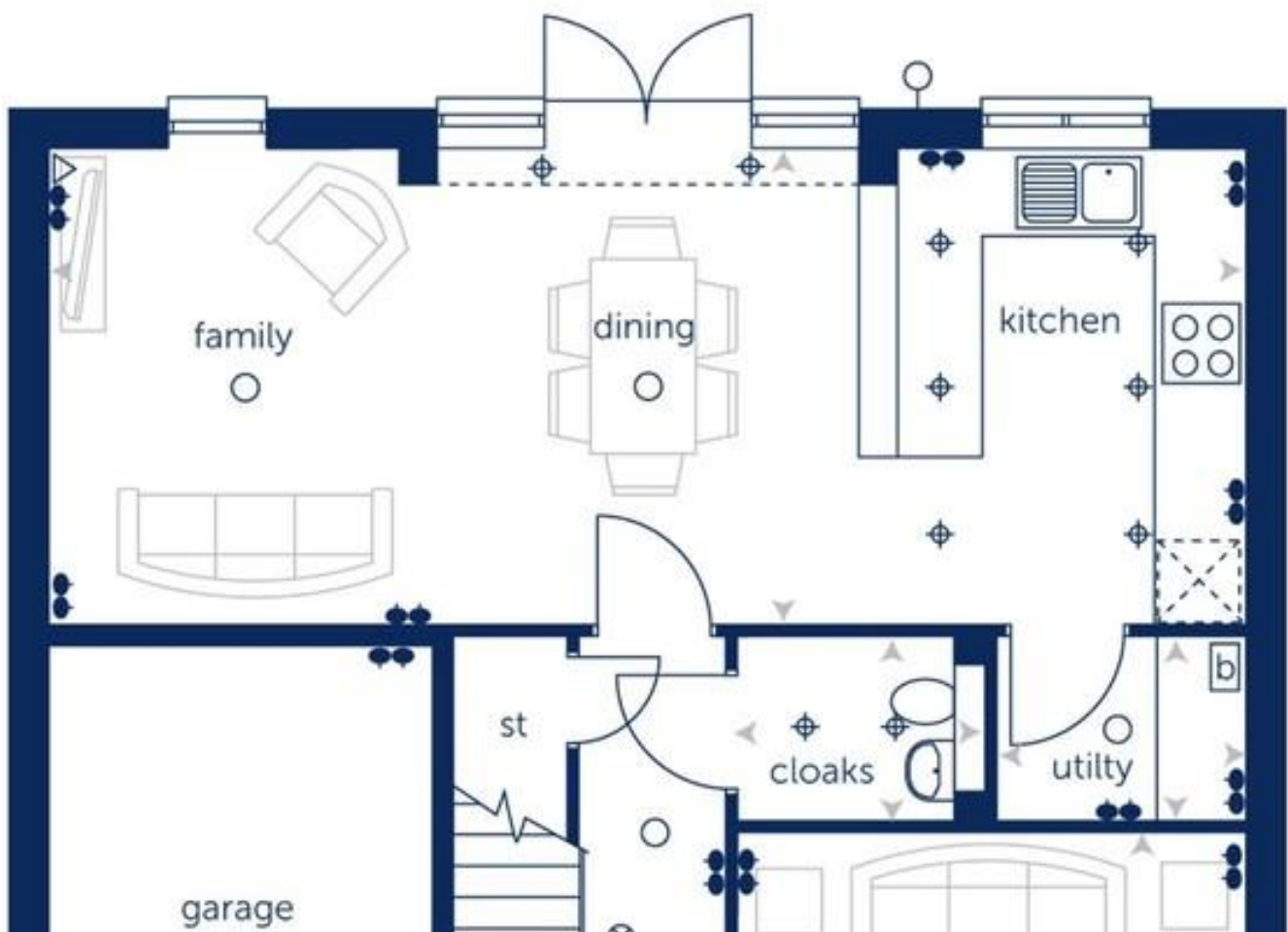




### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A	98   A	99   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		





## Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: [Guisborough@martinco.com](mailto:Guisborough@martinco.com) <http://www.martinco.com>

# 01287 631254



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.