



King & Co.
ESTATE AGENTS

14 DELLFIELD COURT, , LN6 0EH
£210,000





This beautifully appointed home is entered via UPVC glaze panelled door opening to;

ENTRANCE LOBBY

Having stairs rising to first floor, radiator, telephone point and tiled flooring.

SITTING ROOM

11' 4" x 13' 9" (3.47m x 4.20m excluding bay) With bay window to front elevation, contemporary electric fire inset to surround with hearth and mantle, under stairs storage cupboard with power; coving, radiator, TV aerial point and fitted carpet leading through to;



KITCHEN/DINER

14' 4" x 8' 2" (4.38m x 2.49m) Boasting an extensive range of modern contemporary units enjoying soft close doors throughout with the units comprising; Stainless steel sink and drainer unit inset to work surface with double cupboard above, integral Indesit washing machine with units to either side including feature pull out racking below work surface level.

To the adjacent wall is a four ring induction hob with extractor unit above with units both above and below.

Adjacent is a bank of units including oven and all in



one microwave/oven/grill, space adjacent for tall standing fridge freezer and feature pull out racking.

Also with; appropriate wall tiling, four flush ceiling down lighters, tiled flooring, dining area adjacent with fitted carpet, coving and double doors to;

CONSERVATORY

11' 11" x 8' 11" (3.65m x 2.73m max) Being of UPVC construction with pitch roof, brick dwarf wall, double doors allowing access out to the landscaped rear garden, tiled flooring, power and lighting.

FIRST FLOOR LANDING

Having access to loft space and fitted carpet.

BEDROOM 1

11' 10" x 7' 11" (3.62m x 2.42m) Window to front elevation looking out to Dellfield Court, radiator and carpet.

BEDROOM 2

10' 0" x 8' 0" (3.06m x 2.45m) Window to rear elevation looking out over the landscaped rear garden, fitted L-shaped wardrobes to one corner, built in bedside unit, radiator and carpet.

BEDROOM 3

8' 11" x 6' 1" (2.72m x 1.86m) Window to front elevation, over stairs storage cupboard housing modern gas fired Worcester boiler, radiator and carpet.

SHOWER ROOM

6' 5" x 5' 11" (1.98m x 1.82m) Having been luxuriously updated by the owner to include oversized fully tiled shower enclosure with chrome mixer shower unit with rain and separate flexible head; vanity unit built to one wall with storage below, wash hand basin inset and close couple WC.

Also with; obscure glazed window to rear elevation, floor to ceiling fitted storage unit, extractor unit and being tiled to all walls.

OUTSIDE

This immaculate home is discreetly situated in the corner of a small cul-de-sac of similar homes. Approached via a spacious gravelled driveway providing off street parking for approximately 3-4 vehicles, whilst the driveway continues down one side of the property to the:

GARAGE

8' 4" x 16' 2" (2.55m x 4.93m) Being of brick construction





with pitched roof, up and over door, side pedestrian door to the rear garden, concrete base, power and lighting.

The rear garden has been landscaped by the owner with a low maintenance yet colourful theme in mind. With block paved pathway extending from the rear of the property to the rear of the garden with its raised patio area creating an ideal summer seating / entertaining area. Also with; well stocked flower borders, mature palm tree, exterior power point and water tap.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

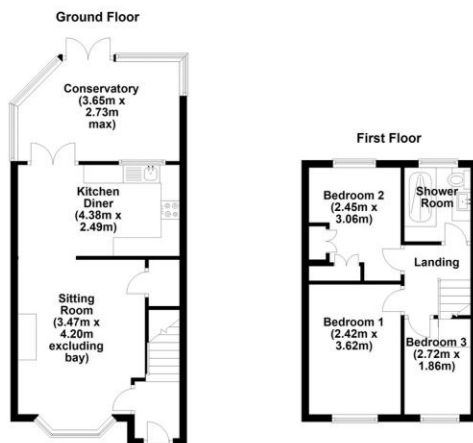
SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

EPC D. Council tax band B



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	