



**10 IVY LANE, LOCKING CASTLE BS24 7AX**  
**ASKING PRICE OF £299,950**

**COOKE & CO**  
*your local property expert*

**PROPERTY FEATURES**

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- MASTER WITH ENSUITE
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- GAS CENTRAL HEATING
- FULLY DOUBLE GALZED
- SINGLE GARAGE & PARKING

# 10 IVY LANE, LOCKING CASTLE EAST



## FRONT

Single garage, with off road parking,

## ENTRANCE

Double glazed door, into entrance hall, with wall radiator, laminate flooring and stairs to first floor

## CLOAKROOM

5' 8" x 2' 4" (1.73m x 0.71m) Laminate flooring, double glazed frosted window to the front, built in sink in vanity unit and WC

## LOUNGE

13' 7" x 12' 1" (4.14m x 3.68m) Double glazed window to the front, wall radiator and new carpets

## KITCHEN/DINER

15' 6" x 9' 8" (4.72m x 2.95m) Double glazed window to the rear, laminated flooring, wall radiator, White wall and base units, with electric hob and oven, extractor fan, single sink and drainer, space for a washing machine, dishwasher, and fridge/freezer.

## CONSERVATORY

15' 0" x 9' 5" (4.57m x 2.87m) Fully double glazed windows and patio doors leading to rear garden. with laminated flooring.

## BEDROOM ONE

12' 4" x 9' 8" (3.76m x 2.95m) Double glazed window to the front, wall radiator, storage cupboard and has newly laid carpet.

## ENSUITE

5' 3" x 4' 8" (1.6m x 1.42m) Double glazed frosted window to the front, Corner shower, wash hand basin, and WC with a wall chrome towel radiator.

## BEDROOM TWO

9' 3" x 7' 8" (2.82m x 2.34m) Double glazed window to the rear, wall radiator, and a newly laid carpet.

## BEDROOM THREE

9' 0" x 6' 0" (2.74m x 1.83m) Double glazed window to the rear, wall radiator, and a newly laid carpet.

## BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m) Double glazed frosted window to the side bath with overhead shower, wash hand basin, WC, with a chrome wall towel radiator.

## LANDING

Storage cupboard, newly laid carpet , and access to the loft.

## REAR GARDEN

Patio area, large fish pond, small lawn area with plants and shrub boards.

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**Council Tax:**  
Band C  
**Local Authority:**  
North Somerset Council





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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