



**3 Lester Moor Avenue | Kiveton Park | S26 5NX**

**Guide Price £220,000 to £230,000**

Bell & Co Estates are delighted to present this fully refurbished three-bedroom semi-detached home in the heart of Kiveton. No expense has been spared during the renovation, resulting in a truly stunning property finished to an exceptional standard throughout. If you are looking for a home you can move straight into without lifting a finger, this one is perfect. The property begins with a welcoming entrance hall. From here, you are led into the large open lounge area, a bright and versatile space ideal for both relaxing and entertaining. To the rear of the property sits the modern fitted kitchen, offering an abundance of worktop and cupboard space along with integrated appliances. This stylish kitchen opens seamlessly into the dining area, creating a fantastic open-plan layout. The dining space also provides access to the convenient downstairs wc with wash basin, as well as a separate utility room. Upstairs, the property boasts three generously sized bedrooms. The modern family bathroom is finished to a high standard and features a shower over bath, wash basin with built-in storage, and wc. Externally, the property continues to impress. To the front is a large driveway providing ample off-road parking. A side gate leads into the beautifully landscaped rear garden. The garden includes an Indian stone patio area, artificial grass, attractive borders, and a versatile summer house or man cave-perfect for hobbies, relaxation or entertaining.



GROUND FLOOR:  
829 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floor plans are for guidance purposes only and should not be used as such for any prospective publication. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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