



23 Kingfisher Reach, , Collingham LS22 5LX
£429,500 | Freehold

maxwell hodgson
estate agents

Quietly situated close to the end of a cul de sac within this small development on the Linton edge of Collingham, this immaculately presented four bedroom extended family home has private south facing rear gardens and overlooks parkland space to the front. The much improved accommodation includes: cloakroom/WC, sitting room, extended refitted kitchen diner with quality appliances, utility, family room with doors onto rear garden. To the first floor master bedroom with ensuite, three further bedrooms and modern family bathroom with Villeroy & Boch fittings. Detached garage. The village centre is within level walking distance and offers excellent amenities including a well regarded primary school. Early viewing highly recommended. EPC Grade D.

Entrance Hall

PVCu obscure double glazed and leaded entrance door. Radiator. Laminate wood effect floor. Stairs to first floor. Under stairs cupboard providing ample storage space.

Cloakroom/ WC

Fitted with low flush wc and pedestal wash hand basin with chrome mixer tap and tiled splashback. Radiator. Laminate wood effect floor. PVCu obscure double glazed window to front.

Sitting Room

13'11" x 11'8" (4.24 x 3.56)
Wooden fire surround with black polished granite inset and hearth, living flame effect gas fire. . Coved ceiling. PVCu bay window to front and two PVCu windows to side. Radiator, coved ceiling.

Extended Kitchen Diner

20'2" x 11'11" (6.15 x 3.63)
Chantry fitted kitchen with a range of quality base, wall and drawer units with complementing Hi-Macs worksurfaces and upstands. 1 ¼ bowl with moulded drainer and chrome mixer tap.

Integrated appliances include; Bosch dishwasher, Siemens fridge freezer, oven, microwave oven and warming draw. Neff induction hob with extractor hood over. Under unit lighting. Underfloor heating from the boiler. Inset downlights. Velux window. PVCu window to rear and french doors to side onto rear garden.

Family Room

17'10" x 16'4" (5.44 x 4.98)
Fitted bespoke desk with drawers. PVCu window to front and rear. French doors leading to rear garden. Two radiators. Coved ceiling.

Utility

Fitted base and wall units with Hi-Macs worksurfaces, inset sink with chrome mixer tap. Wall mounted Worcester boiler fitted May 2014. Plumbing for washing machine and space for drier. Tiled floor. Inset downlights. Timber part double glazed door to side.

Landing

Loft access, airing cupboard with lagged hot water cylinder.

Bedroom One

12'0" x 11'11" (3.66 x 3.63)
Two double wardrobes, radiator, PVCu window front and side.

Ensuite Shower Room

Corner shower Cubicle with Aqualisa direct shower, close couple WC, vanity wash hand basin with storage beneath. Heated ladder style towel rail. Fully tiled walls, extractor fan, inset ceiling downlights, obscure PVCu side window, shaver point.

Bedroom Two

9'9" x 9'9" (2.97 x 2.97)
Double built in wardrobe, radiator, PVCu window to rear.





Bedroom Three

9'5" x 8'4" (into eaves) (2.87 x 2.54 (into eaves))
Eaves storage cupboard, radiator, PVCu window to rear.

Bedroom Four

11'5" (into eaves) x 6'9" (3.48 (into eaves) x 2.06)
Radiator, PVCu window to front.

Refitted Family Bathroom

Fitted with Villeroy and Boch suite comprising tiled panelled bath with central taps with pull out shower head, semi pedestal wash hand basin, concealed cistern WC. Porcelonosa tiled walls with large inset mirror, tiled floor, extractor fan, inset down lights. Obscure glazed PVCu window to rear

Garage

19'1" x 9'9" (5.82 x 2.97)
Electric roller door to front. Timber part obscure glazed door to side. Storage to eaves space. Power and light.

Outside Front

Well tended lawn with tarmac drive and second drive leading to detached single garage. Path leading to timber hand gate at the side which provides access to rear garden.

Outside Rear

Enclosed private garden with a south facing aspect. Timber fence to boundaries. Paved patio area great for entertaining with lawn and bordered with shrub beds. Bark chipped area. Outside tap.

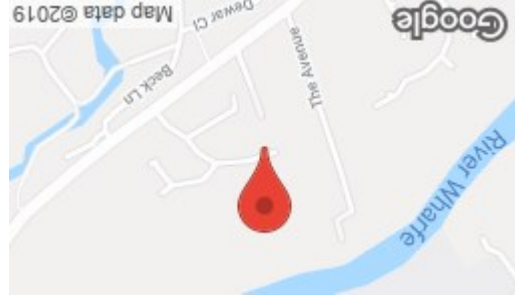
Services

All mains services are understood to be connected to this property.

Council Tax

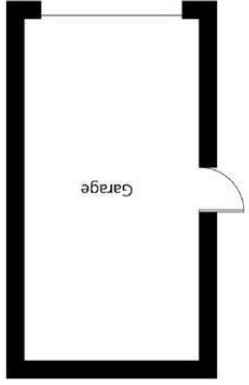
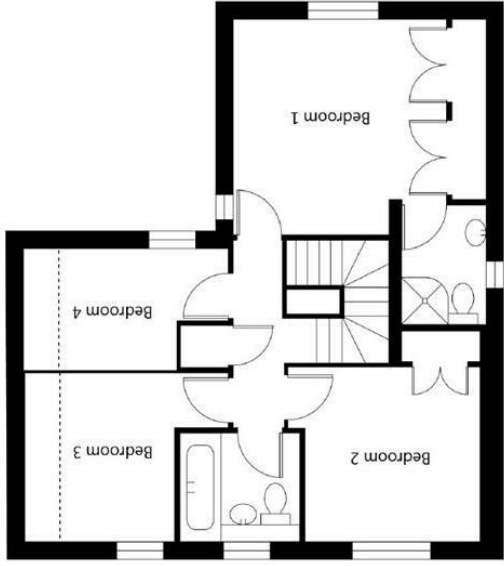
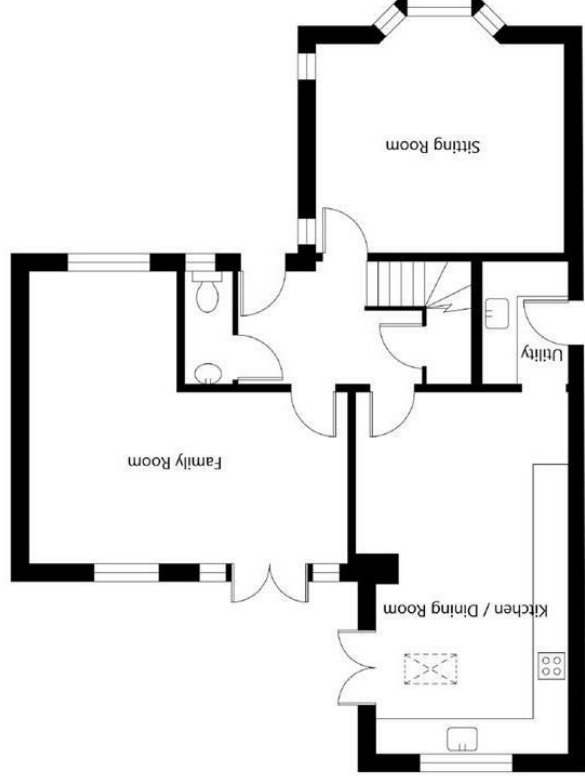
We understand the property has been placed in council tax band E.





Head out of Wetherby in the direction of Leeds on the A58. On entering Collingham bear right in the centre of the village onto Harewood Road (A659). Turn right onto Linton Road opposite the cricket ground and then second left into Kingfisher Reach. Follow the road round and the property is situated on your left indicated by our for sale board

Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1386 SQ FT / 128.8 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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