



Stepping Stones

Church Lane, , Collingham LS22 5AU

Offers Over £600,000 |

maxwell hodgson

estate agents

Four bedroom stone detached family home with a large mature garden to rear situated at the end of Church Lane in this popular Village. Offering a spacious entrance hall giving access to sitting /dining room, conservatory, kitchen and study. To the first floor; four double bedrooms one with ensuite and also a house bathroom. Externally there are well maintained gardens to three sides and a double garage. Ideal purchase to suit a growing family. EPC Grade E.

Entrance Vestibule

Multi-paned front entrance door. Stone floor. Obscure multipaned door to;

Entrance Hall

Stairs to first floor, understairs cupboard. Varnished floorboards, niche with lighting.

Cloakroom

Fitted with low flush WC and wall mounted corner wash hand basin. Obscure glazed window, radiator.

Study

10'6" x 8'11" (3.20 x 2.72)
Varnished floorboards, bow window to front. Coved ceiling, radiator.

Kitchen

13'11" x 11'6" (4.24 x 3.51)
Fitted with base and wall units including drawers and eye level display cabinets. Work-surface with moulded drainer, 1 ¼ sink unit with mixer tap. Integrated appliances include; double oven, hob with extractor hood over, fridge, freezer and Neff dishwasher. Window to rear. Door to side of house, coved ceiling.

Dining Room

Window to rear, coved ceiling, varnished floorboards. Radiator. Open to;

Sitting Room

23'5" x 23'1" (inc dining room) (7.14 x 7.04 (inc dining room))
Timber fireplace with marble inset and hearth, open grate. Bay window to front, three radiators. Two windows to side. Coved ceiling.

Conservatory

15'11" x 9'10" (4.85 x 3.00)
Glazed windows to three sides with exposed low level stone wall. Door to rear garden. Radiator.

Landing

Double glazed window to front. One wall light point. Coved ceiling. Built in large storage cupboard providing ample storage space.

Bedroom One

12'2" x 11'7" (3.71 x 3.53)
Fitted with a range of wardrobes providing ample hanging and shelving with bedside tables. Radiator. Coved ceiling. Window to rear.

Ensuite Shower Room

Fitted with low flush WC, wall mounted wash hand basin with Victorian style taps. Tiled shower enclosure with Aqualisa direct shower. Extractor fan. Inset downlights.

Bedroom Two

12'0" 11'3" (3.66 3.43)
Two double fitted wardrobes with hanging and shelving space, also housing hot water cylinder and cupboards above. Coved ceiling. Radiator. Window to rear. Loft access.

Bedroom Three

12'9" x 11'7" (3.89 x 3.53)
Double fitted wardrobe with hanging space. Tiled shower enclosure with Aqualisa direct shower. Coved ceiling. Radiator. Window to rear.





Bedroom Four

11'6" x 9'0" (3.51 x 2.74)

Built in desk with two double cupboards below and drawers. Double fitted wardrobe providing ample hanging space. Radiator. Window to front.

Bathroom

Three piece suite comprising low flush WC, wash hand basin with vanity cupboard below. Panelled bath with Mira direct shower over. Part tiled walls. Radiator. Window to front.

Garage

Electric up and over door with remote control. Side door to covered porch and further glazed door to garden. Wall mounted Worcester gas central heating boiler. Stainless steel sink and drainer unit. Plumbing for washing machine. Coal store, power and light.

Front Garden

Gravel drive allowing ample car standing space and access to the garage. Front lawns with shrub border and paved frontage with path to front entrance door. The lawns lead around to the side of the property with mature trees and established shrubs and rhododendron bushes bordered by a meandering beck to the:

Large Rear Garden

The large mature gardens are an exceptional feature of this lovely property. Being set at the end of Church Lane the gardens enjoy a great deal privacy and peace and quiet. The rear gardens are mainly lawned with wide well stocked borders and an aluminium greenhouse.



Council Tax

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

Services

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

Leaving Wetherby via the A58 in the direction of Leeds, proceed into Collingham village and take the first turning on the right immediately next to the church onto Church Lane. Continue down Church Lane to the end and the property can be found on your right identified by Maxwell Hodgson For Sale board.

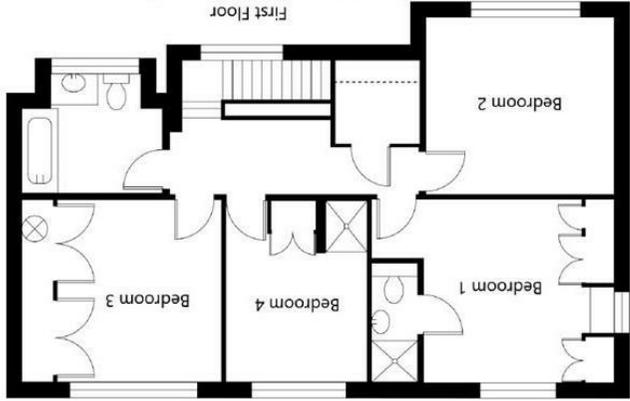
Directions



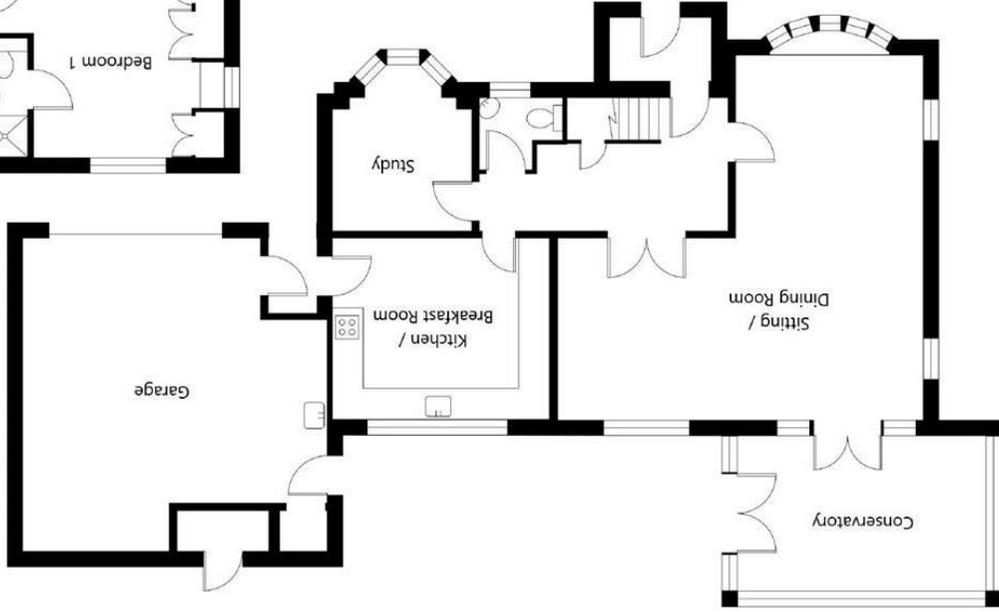
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1803 SQ FT / 167.51 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 787 SQ FT / 73.09 SQ M



Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 1016 SQ FT / 94.42 SQ M



Garage