

# 7 The Maltkins, North Leverton

**FIVE STAR**  
P R O P E R T Y



0 1 7 7 7 7 0 8 7 0 0

- Modern Semi Detached
- 2 Beds & 1 Bathroom
- Kitchen/Diner & Lounge

- Ample Parking & Garden
- Village With Amenities
- EPC Rating: E

**FIVE STAR**  
P R O P E R T Y

Price £110,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

## Description

SEMI DETACHED, TWO BEDROOMS, LOUNGE, DINING KITCHEN, LARGE DRIVEWAY, REAR GARDEN, SCOPE TO EXTEND, WELL PRESENTED, POPULAR VILLAGE, CUL DE SAC LOCATION, NO ONWARD CHAIN. CALL FIVE STAR TO VIEW 01777 708700.

## Entrance

The Upvc entrance door opens into the:

**Lounge 15'1" x 12'2" inc staircase (4.60m x 3.71m inc staircase)**

With a front facing double glazed window to the front elevation, staircase rising to the first floor accommodation, under stairs storage cupboards and an electric storage heater.

**Dining Kitchen 15'0" x 8'6" (4.57m x 2.59m)**

Having a comprehensive range of gloss white shaker style wall and base units, splash back tiling, complementary beech style work surfaces over, space for fridge freezer, space for electric cooker with extractor above, space for automatic washing machine, tiled flooring and a rear facing window and door leading to the rear garden.

## First Floor Landing

Providing access to the first floor accommodation.

**Master Bedroom 12'0" x 11'4" (3.66m x 3.45m)**

With a window to the front elevation, airing cupboard, loft access point and electric storage heater.

**Bedroom Two 8'9" x 7'9" (2.67m x 2.36m)**

Having window with views over the rear garden and beyond and an electric storage heater.

## Bathroom

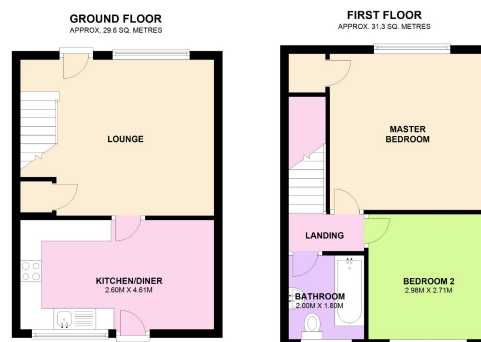
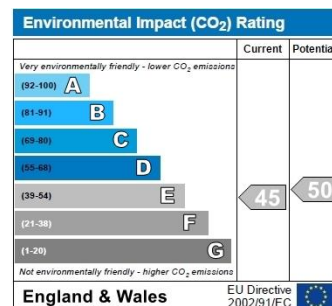
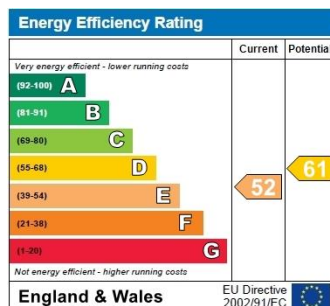
Comprising of a three piece white suite which incorporates a bath with shower attachment above, wash hand basin, low flush WC. Under floor heating, complementary tiling to walls and floor and a rear facing opaque window.

## Garden

To the front there is a low maintenance pebbled garden. The rear garden has a lawn garden with patio and is enclosed by fencing to the perimeter.

## Parking

The property has a substantial driveway



TOTAL AREA: APPROX. 60.9 SQ. METRES

## IMPORTANT NOTICES

Five Star Property Ltd. for themselves and for the Vendors or Lessors of this Property give notice that: 1: These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2: All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Five Star Property Ltd. for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3: Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4: Five Star Property Ltd., and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Five Star Property Ltd. for any error, omission of mis-statement in these particulars. 5: No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property Registered in England and Wales. Registration Number 06278685.