



## Lockton Court, Church Fenton, Tadcaster, LS24 9UT

Hunters Wetherby are delighted to present this extended, four bedroom detached family home on the fringe of the popular village of Church Fenton. The property has been extended by the current vendors in 2009 and offers open and versatile living, and boasting a double garage, spacious kitchen with separate utility, downstairs cloakroom WC, two reception rooms, four double bedrooms with house bathroom and two en-suites.

**Offers Over £550,000**

**Council Tax: D**



# Lockton Court, Church Fenton, Tadcaster, LS24 9UT

## DESCRIPTION

Situated on a corner plot in a popular cul-de-sac in this sought after village, this spacious family home offers an abundance of living accommodation for a growing family. Landscaped gardens with stunning natural countryside views,

Warm toned carpeted flooring, ideal for this high traffic area of the home, flows from room to room. A carpeted staircase leads to the first-floor landing and accommodation, and a door leads to the first of three reception rooms.

Currently used as a study, this versatile space could lend itself to many uses, including a snug, playroom. Painted in neutral décor, a window beautifully dressed by classic curtains overlooks the front of the property.

Continuing along the entrance hall, a ground floor cloakroom WC, perfect for busy family life, comprises a low-level WC, pedestal wash hand basin.

Off the entrance hall you reach the spacious kitchen. Nice and bright thanks to the dual aspect windows to the rear, and large enough for a dining set up, the kitchen is fitted with an array of base and wall units with contrasting work surfaces. Appliances include an integrated dishwasher, wine cooler, 5 ring gas hob and electric cooker. A stainless-steel sink and drainer with mixer tap. A separate utility is located off the kitchen, and provides extra base units, a further stainless-steel sink plus space and plumbing for a washing machine, tumble drier. A door gives access to the rear garden and the space is finished with the same floor tiles and neutral décor as found within the kitchen.

The simply stunning garden/dining room oozes lightness and warmth and offers both an spacious and cosy feel with a log burning stove for them chilly winter evenings benefiting from Velux windows and french doors to the rear. Situated in the middle of the room, there is ample space for a formal dining set up, with views over the rear garden via the sliding patio doors - perfect for entertaining.

Making your way back across the entrance hall, you reach the principal reception room. A naturally light and airy space thanks to a window overlooking the front of the property, plus a window to the side. A beautifully large yet cosy space, featuring a multi-fuel stove with wooden lintel, perfect for those cold winter nights.

The house bathroom sits central to the landing and comprises a single walk-in shower with glass screen, wash hand basin with mixer taps and low level w/c. Travertine effect floor and wall tiles complete the relaxing feel to this area of the home.

The principal bedroom is a good size double room overlooking the rear garden. Boasting a walk in wardrobe, which provides plenty of space for storing clothes. Decorated in neutral tones with carpeted flooring underfoot. An en-suite bathroom featuring a paneled bath and double walk-in shower. The en-suite also includes a low-level WC with integrated base unit and storage and a wash hand basin with mixer tap.

Across the landing, which is spacious enough to accommodate freestanding furniture, is bedroom two. A large bedroom, which can easily accommodate a super king bed and other items of freestanding furniture. This generous room also benefits from an en-suite.

Bedroom three and four are both doubles.

Externally, the property benefits from being situated on a wonderful corner plot, and features an enviable rear garden, nicely designed with lawn, patio area and stunning views over natural countryside and a garage with pitched roof provides extra storage options, and there is space for multiple cars on the paved driveway to the front and side of the property.

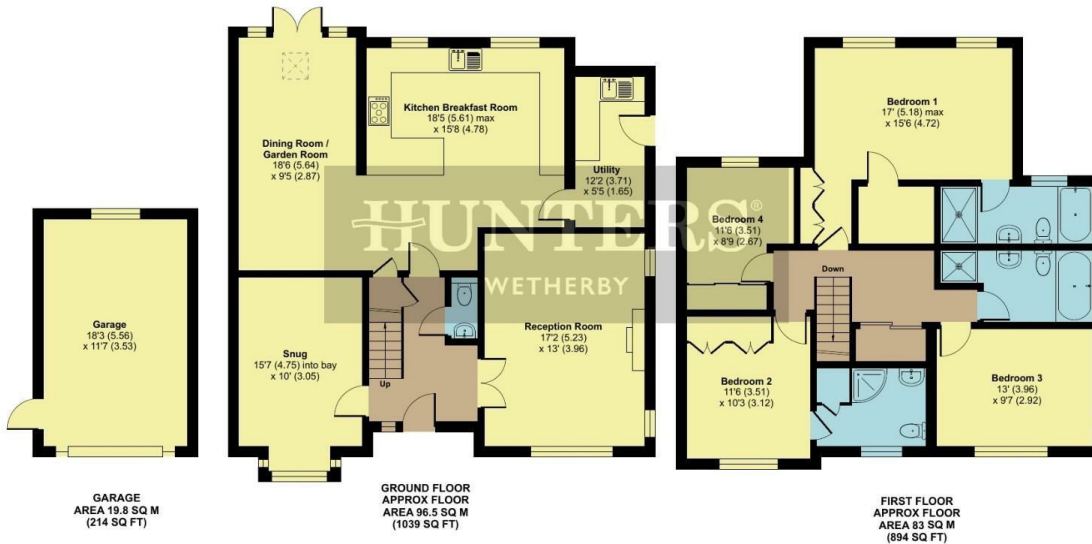
Church Fenton is an ideal location for commuters, with its village railway station providing links to York (10 mins), Leeds (20 mins) and further afield into Manchester (1hr15) and Central London (2hrs 25). The village has a range of local amenities including two public houses, post office/general store and primary school together with recreational sports facilities to include bowls and Cricket Club. Tadcaster and Sherburn in Elmet provide nearby further amenities.





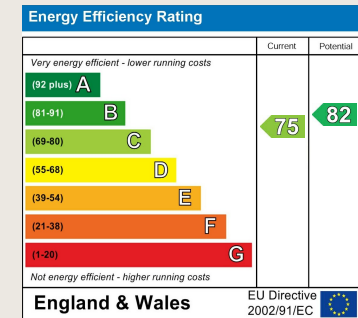
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Approximate Area = 1933 sq ft / 179.5 sq m  
 Garage = 214 sq ft / 19.8 sq m  
 Total = 2147 sq ft / 199.3 sq m  
 For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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