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MISDESCRIPTIIONS ACT 1967
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11 BOSTOCK CLOSE ELMESTHORPE LE9 7SR REF: CGB17072022375_0001R0
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual measured rooms and any other items are approximate and no responsibility is taken for any error. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been stated and no guarantee as to their operation or efficiency can be given.
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Independent Estate Agents
Surveyors, Valuers and
Letting Agents



11 Bostock Close, Elmesthorpe, LE9 7SR
Offers In The Region Of £360,000



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VIEWING ESSENTIAL

A truly impressive, tastefully decorated, extended detached house, occupying a corner commanding position in a quiet cul-de-sac in the picturesque village of Elmesthorpe.
Having the benefit of PVCu double glazing, two reception rooms, landscaped rear garden, conservatory, bedroom 1 with Ensuite shower and dressing room and a luxury main bathroom with full suite and separate shower.
This property is maintained to the highest standard, having many unique features and is ideally located, close to local amenities and accessible for commuting to all major road links such as M42, M69, M1, M6 & A5.

Canopy Porch

6'0" x 2'11"
With quarry tiled floor and outside light point.

Entrance Hall

15'1" x 6'1"
With laminate flooring, radiator, leaded obscure double glazed door and staircase to first floor with spindle balustrade.

Guest Cloakroom

5'4" x 2'5"
Having corner WHB with tiled splash back, low flush WC, radiator, laminate flooring and obscure PVCu double glazed window.

Attractive Lounge (front)

16'6" (into bay) x 10'11" (max)
With walk in PVCu bay window, feature fireplace with raised hearth, double central heating radiator and coving.



Conservatory

10'11" x 8'11"
Twin PVCu double glazed French doors, PVCu double glazed windows, double glazed polycarbonate roof and laminate flooring.



Dining Room (rear)

10'1" x 9'9"
With laminate flooring, radiator and twin PVCu patio doors leading to

Kitchen/Breakfast Room

10'4" x 10'1"
Feature one and a half bowled composite sink unit, range of attractive base and wall units comprising of 5 base (with integral carousel unit) and 6 wall (2 with glazed display) finished in feature light oak. Associated work surfaces, under lighting, Rangemaster inclusive of ceramic hob and electric double fan assisted oven, extractor with duct, ceramic wall tiling, radiator and feature tiled flooring.
10'2" x 5'9"
Tiled flooring, PVCu double glazed window and PVCu double glazed door, stainless steel sink unit, range of base and wall units (2 base and 3 wall) associated bevelled edge work surfaces, radiator and coving.



First Floor landing

9'6" x 6'5"
With roof void access, leading to partially boarded roof void via retractable wooden ladder.

Bedroom 1

11'5" x 10'10"
PVCu double glazed window, radiator and coving.
Archway leading to Dressing room (2.45m x 1.97m) with fitted wardrobes and dressing table.



Garage

18'0" x 7'10"
Front garden with double width block paved driveway and lawn.



Outside

Landscaped Easterly facing picturesque rear garden with artificial turf, paved patio, security lights and side gated access.

