



Leveret Lane, Langley Green
£390,000

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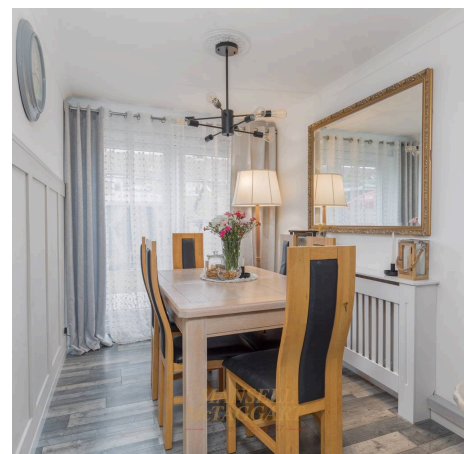


- Prime, central position within Langley Green
- Middle terraced, extended family home
- Hallway | Living/Dining room | Kitchen | Downstairs Cloakroom
- Three bedrooms
- Driveway parking
- Low maintenance rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' & EPC 'D'

A beautifully presented and extended three bedroom family home, located in the heart of Langley Green with easy access to shops and local schools. Benefits include a rear extension to provide further dining space and a downstairs cloakroom, driveway parking and a landscaped, low maintenance rear garden.

Upon entry, you are welcomed into a large entrance hallway with ample room for shoes and coats as well as storage and the staircase.

On your right is the largely open plan living/dining area with windows to front aspect and French doors to rear, allowing plenty of natural light to flow through the room. There is a beautiful log burner (available for separate negotiation), creating a focal point within the room and further built in storage either side of the chimney breast. To the rear is the dining area, which forms part of the rear extension and allows dining space for four to six persons.

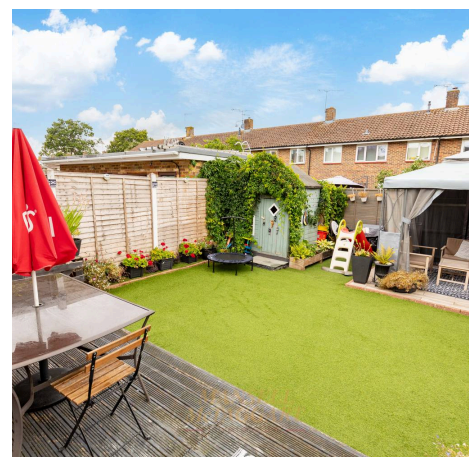
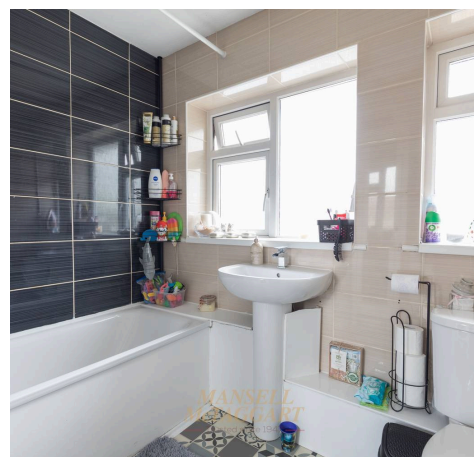


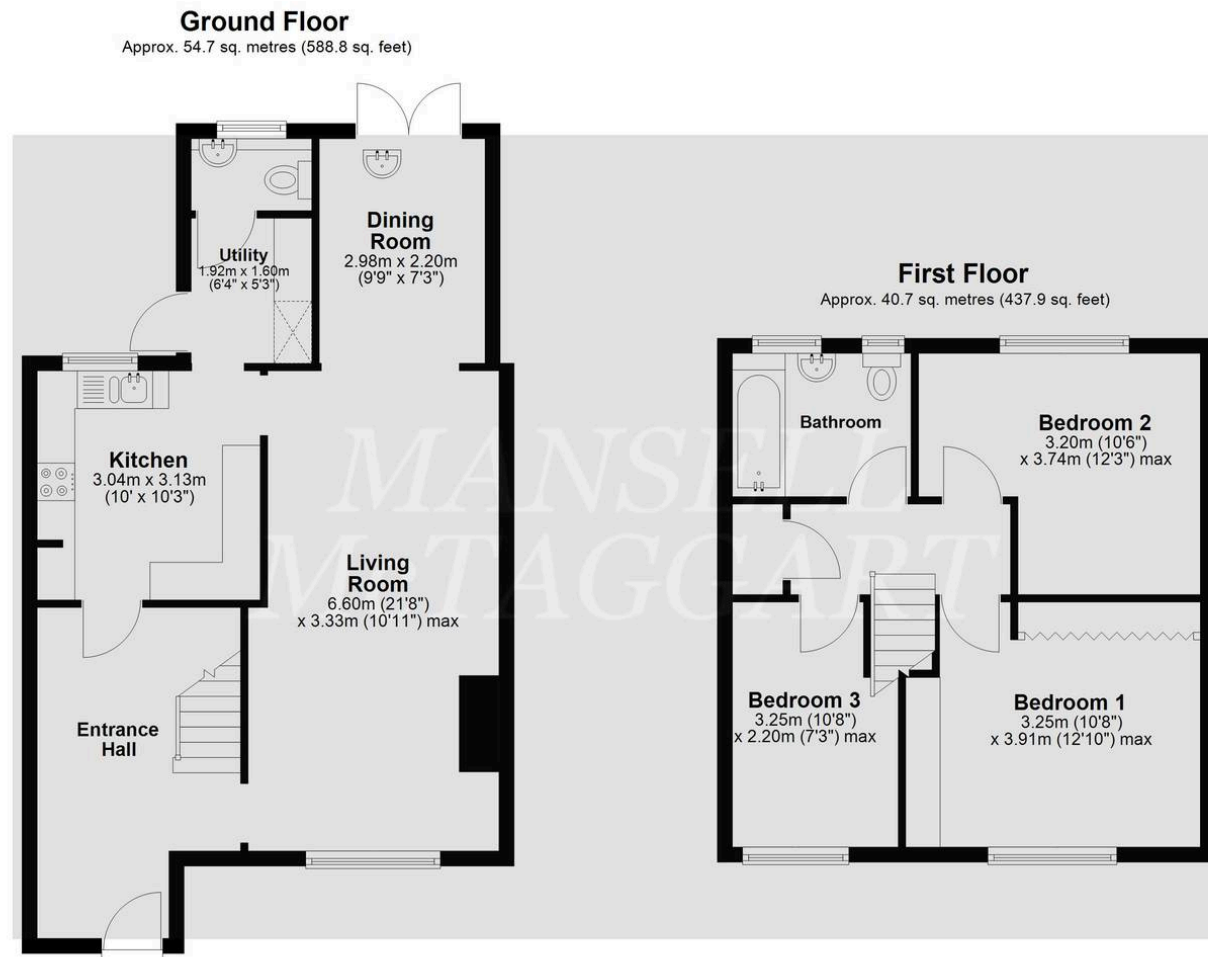


The kitchen is accessible from the living room and the hallway and is fitted with a range of wall and base units with an integrated oven with ceramic hob and extractor hood over and space for further white goods. The rear extension continues off the kitchen to create a rear lobby/utility area, where there is further space for an American style fridge/freezer and access to the downstairs cloakroom and a door leading outside.

Heading upstairs, the first floor landing provides access to all three bedrooms, family bathroom, airing cupboard and loft. Bedrooms one and two are both generous double rooms overlooking the front and rear respectively with bedroom one benefitting from some well designed and thought out storage and desk space. Bedroom three is a good size single room overlooking the front. Finally, the modern family bathroom comprises of a panelled bath with wall mounted shower unit over, pedestal wash hand basin, low level WC and two opaque windows to rear.

Outside, the front offers a private driveway with a front garden laid to lawn, which could be converted to create an additional parking space, if required. The rear garden has been landscaped to create a low maintenance outdoor area laid to artificial turf and patio hardstanding abutting the rear of the house. Furthermore, there is a shed and another hardstanding area ideal for outdoor dining or a pergola with the whole enclosed by wooden panel fencing.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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