



5 Aston Lane, Aston Flamville, LE10 3AA
£375,000

wards
Residential

Freehold. A spacious four bedroom semi-detached house located on the sought after Aston Lane is Aston Flamville, with countryside views to the front and rear. With convenient commuter access to the M69 and local countryside walking routes. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge/Diner, Kitchen and integral Garage. First Floor: four Bedrooms and Family Bathroom. Externally, to the front elevation there is a stoned driveway and, to the rear, there are well established gardens. Recently installed UPVC double glazing and gas fired central heating.

Entrance Hall

With composite front door.

Lounge/Diner

8.46 x 4 Metres

With gas fire on tiled hearth and back boiler. Built in cupboards. UPVC double glazed window to the front elevation and UPVC double glazed sliding doors to the rear elevation.

Kitchen

5.57 x 3.4 Metres

Fitted with a good range of solid oak base and wall units with wood effect work surfaces over and stainless steel sink and drainer. Freestanding cooker with extractor fan over and plumbing for a washing machine. Vinyl tiled flooring and tiled splashbacks. Understairs and pantry cupboard. UPVC double glazed windows to the side and rear elevations and UPVC door to the rear.



Landing

With loft access hatch.

Bedroom 1

3.97 x 4 Metres

With built in wardrobe and UPVC double glazed window to the front elevation.

Bedroom 2

5.52 x 2.64 Metres

With double glazed window to the rear elevation.

Bedroom 3

4.02 x 2.64 Metres

With double glazed window to the front elevation.

Bedroom 4

3.74 x 2.79 Metres

With double glazed window to the rear elevation.

Bathroom

2.71 x 2.04 Metres

With three piece white suite comprising pedestal sink, low flush WC and bath with shower over. Wood effect flooring and tiling to half height. UPVC double glazed window to the rear elevation.





Outside

Externally, to the front elevation, there is a stoned driveway screened from the road with a shrubbery border.

To the rear, the good sized gardens are enclosed predominantly by hedging and benefit from a patio area adjacent to the house, along with a further patio midway down the plot. There are well stocked shrubbery borders and attractive planting including an apple tree.

Garage

10.49 x 2.67 Metres

With power, lighting and solid concrete flooring. Manual up and over door. UPVC double glazed door to the rear elevation.

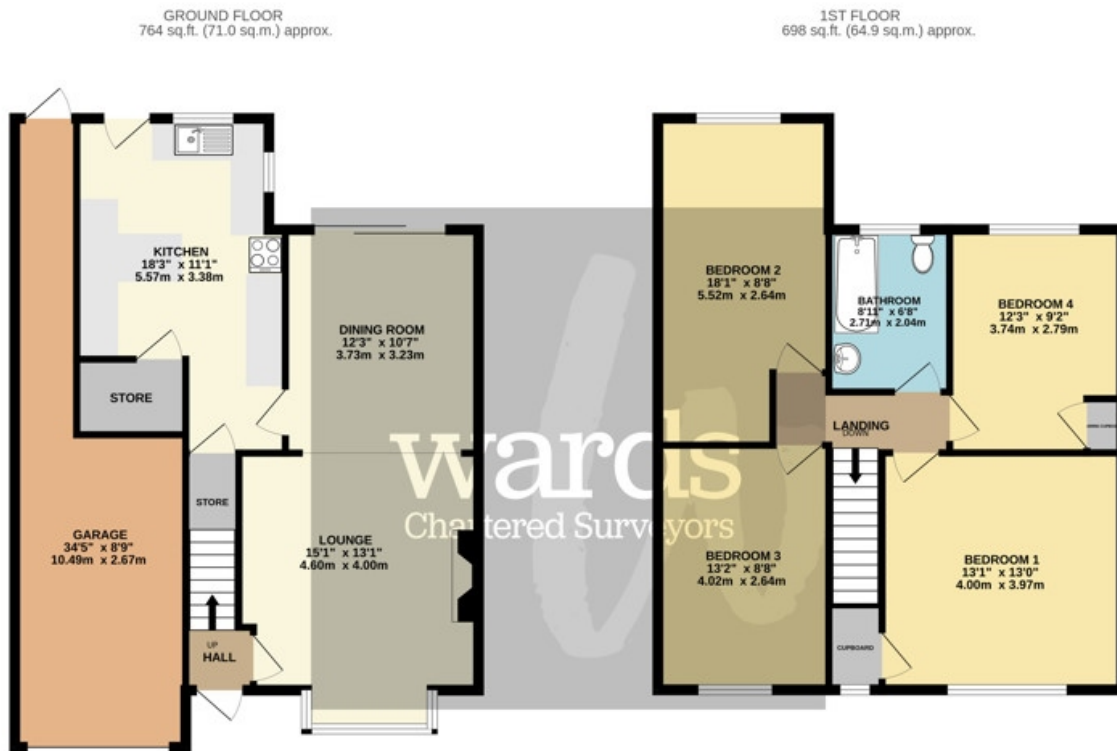


EPC rating - E(50)

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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