



3 St Leonards Lea, DN5 8NH

**£249,500 Offers In Region Of
Tenure Freehold**

- **READY TO MOVE IN**
- **GARAGE**
- **SOUGHT AFTER AREA**
- **PRIVATE REAR GARDEN**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **Immaculate Family Home**
- **WITHIN WALKING**

A Home that Embraces Family, Convenience, and Comfortable Living

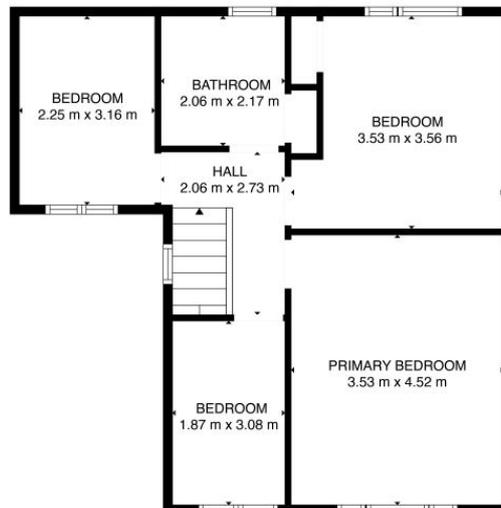
Nestled in the heart of the popular St Leonards Lea, DN5 8NH, this exceptional family home offers a harmonious blend of style, space, and comfort. From the moment you step through the door, it's clear that every inch of this property has been thoughtfully designed to offer a lifestyle of ease and joy.

The expansive open-plan kitchen and breakfast area serve as the beating heart of the home, designed for both culinary creativity and social gatherings. Imagine preparing meals on the sleek work surfaces, with the gas hob and electric oven making light work of cooking, while the serving hatch to the dining room invites effortless entertaining. The dining room/lounge is the perfect space for both relaxed family dinners and lively social evenings, offering a cosy atmosphere enhanced by tasteful décor. The hallway and foyer area seamlessly connect each space, ensuring that light and warmth flow naturally throughout the home, creating an inviting atmosphere at every turn.

Upstairs, you'll discover two generously sized double bedrooms and two single rooms, each designed to offer a restful retreat after a busy day.

Step outside, and you'll find a beautifully maintained rear garden, an ideal retreat where the stresses of the day fade away. The space is perfectly designed for both relaxation and outdoor living, with an immaculate lawn and low-maintenance shrubbery and flower beds adding vibrant colour year-round. Whether you're hosting an al fresco dinner on the patio or enjoying a quiet moment in the sun, this garden offers a true sense of tranquillity. At the bottom of the garden, a small hand shed provides convenient storage space, and the stylish glazed UPVC door with side panels effortlessly connects the indoors with the outdoors, inviting natural light and a sense of flow.

With the family in mind, this home includes all the practicalities you could need, such as an integral garage for secure



TOTAL: 106 m²
GROUND FLOOR: 53 m², FIRST FLOOR: 53 m²
EXCLUDED AREAS: GARAGE: 12 m²

FLOOR PLAN CREATED BY WELDON HOMES. MEASUREMENTS GIVEN ARE APPROXIMATE AND NOT GUARANTEED.

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	81
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC