

COLBURN LANE

COLBURN

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Welcome home...

This three-bedroom semi-detached home on Colburn Lane has plenty of space inside and out, with a garage and a generous driveway for easy parking. It's in a handy spot close to local shops, schools, and transport links, including the A1, making everyday life that bit easier.

Step inside to a welcoming hallway, great for kicking off shoes and hanging coats before heading into the living room. The bay window lets in loads of natural light, making it feel bright and airy. There's plenty of room for a comfy sofa and coffee table, so you can properly settle in.

The dining area is open to the living room, with enough space for a family-sized table, perfect for everyday meals or catching up with friends. The newly updated kitchen is just off the dining room and comes with integrated appliances. Kept neutral in colour, with slimline woktops- this kitchen is a treat to rustle up dinner in. A side door leads straight into the back garden, making it easy to pop outside.

One of the best features of this home is the large conservatory overlooking the garden. It's a great extra space that can work as a second lounge, playroom, home office, or even a gym.





Time for bed...

Upstairs, you'll find two spacious double bedrooms and a good-sized single room. The main bedroom has a bay window, making it feel open and bright, with plenty of space for wardrobes and storage. The second double bedroom is just as well-proportioned, offering enough room for a full bedroom setup without feeling cramped. The third bedroom is a versatile space ideal as a child's room, guest room, or even a home office.

The bathroom has been recently updated and is a real highlight of the home. It now includes a sleek freestanding tub for a relaxing soak, plus a separate shower for busy mornings. The mix of modern fixtures and stylish tiling makes it a space that feels both fresh and practical.

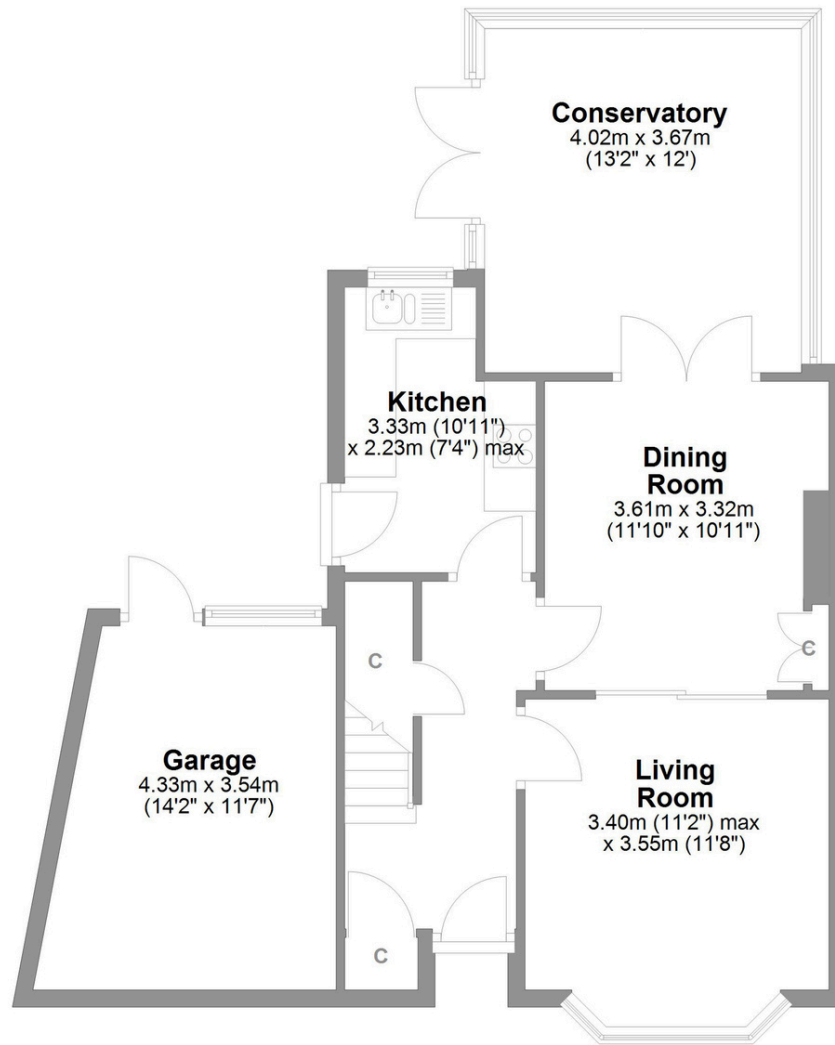




Outside...

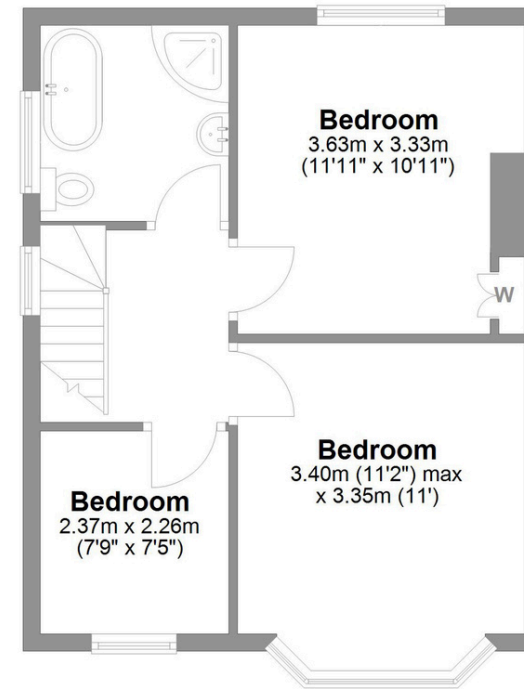
Outside, the enclosed back garden is easy to maintain and provides a nice spot to enjoy in warmer months. With a practical layout and a homely feel, this house is ready for its next owners to make it their own.





Ground Floor
 Approx. 70.3 sq. metres (757.0 sq. feet)

**Colburn Lane
 Colburn**
 Total area: approx. 111.0 sq. metres (1195.1 sq. feet)



First Floor
 Approx. 40.7 sq. metres (438.1 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd