









15 Southlands Road

Goostrey

Impressive five-bed detached home with open-plan kitchen, bi-fold doors to large garden, ensuite, driveway, and village location near school and amenities. Ideal for modern family living.
Council Tax band: D

Tenure: Freehold

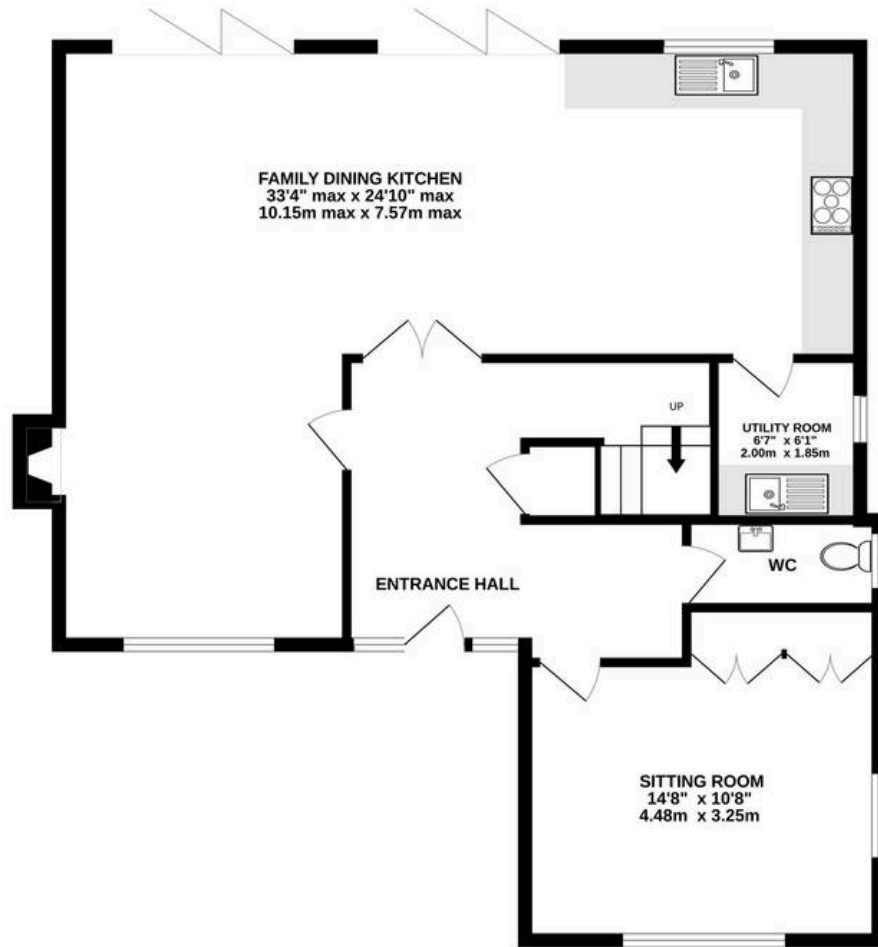
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

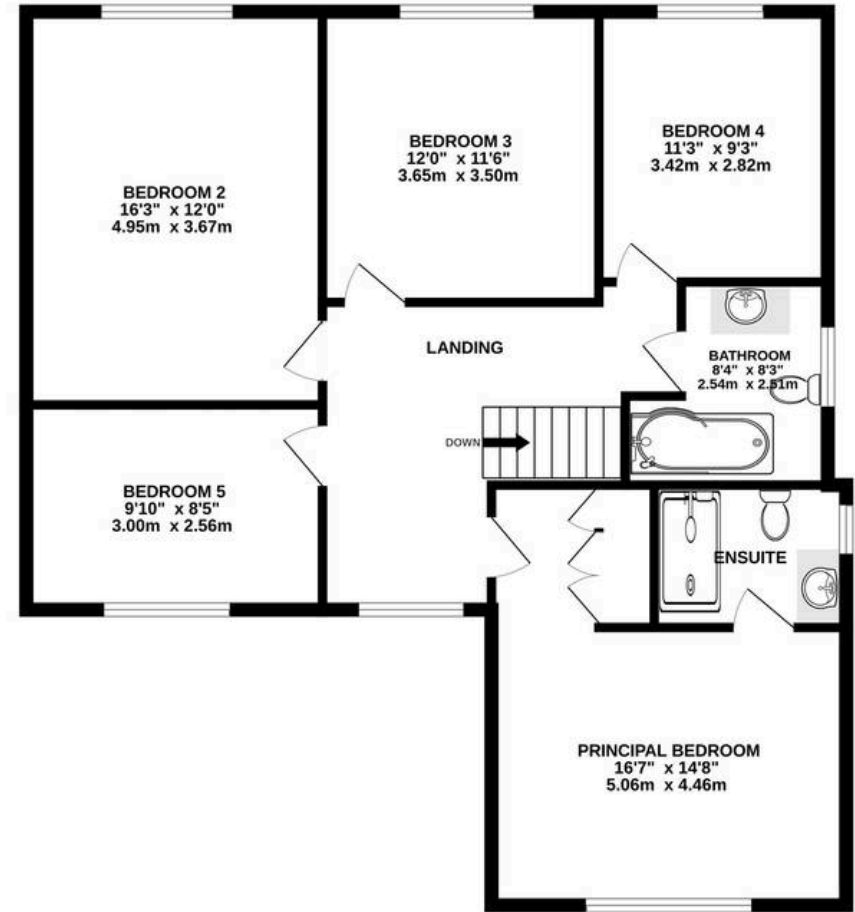
- A large detached family home with a truly brilliant rear garden enjoying great privacy and maturity
- Significantly extended to create open plan living, complimented by a separate lounge or playroom, utility room and downstairs WC
- Stunning living kitchen/diner with two sets of bi-folding doors opening into the garden
- Driveway parking for two or three vehicles
- Quiet residential cul-de-sac within the heart of the village, a pleasant walk to the primary school and other amenities
- Five well-proportioned bedrooms serviced by two modern bathrooms, including principal ensuite



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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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