



406 Westleigh Lane, WN7 5PU

£400,000

ARC HOMES are delighted to offer FOR SALE this excellent spacious FIVE BEDROOM family home positioned within a sought after location. This excellent property offers generous accommodation over three floors together with ample parking and private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the lovely separate dining room. To the rear sits a well proportioned sitting room which opens into a stunning garden room. A modern refitted kitchen, handy separate utility room and wc completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. To the first floor are two further double bedrooms and a handy store room. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are well presented and provide good outdoor space and a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC		



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