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3 Leslie Drive, Codicote, SG4 8EB

Offers Over £600,000

Nestled in the charming village of Codicote, this semi-detached house on Leslie Drive offers a delightful blend of modern living and spacious outdoor enjoyment. With three well-proportioned bedrooms and two bathrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a welcoming hallway adorned with Amtico flooring, leading to a comfortable reception room that provides an ideal setting for relaxation or entertaining guests. The heart of the home is undoubtedly the contemporary kitchen, which boasts built-in appliances including a dishwasher, double oven, and washing machine, along with ample storage cupboards. The bi-folding doors seamlessly connect the kitchen to a large extended patio area, perfect for al fresco dining or summer gatherings.

The oversized plot features a generous rear garden with a southerly aspect, ensuring plenty of sunlight throughout the day. The expansive lawn is complemented by mature shrubs and trees, creating a tranquil outdoor retreat. A large garden shed offers additional storage, while an outdoor double power socket and a sun awning enhance the garden's usability.



Door to
Hallway
W.C
Lounge
15'5 x 11'2 (4.70m x 3.40m)

Kitchen/Diner
18'3 x 12'7 (5.56m x 3.84m)

First Floor Landing

Bedroom
13'11 x 9'7 (4.24m x 2.92m)

En-suite

Bedroom
11'0 x 9'10 (3.35m x 3.00m)

Bedroom
10'5 x 8'4 (3.18m x 2.54m)

Bathroom

Front

Garage

Rear

Reference
CH6563/PL/02062025

* The owner is a relative of an employee of Lanes Property Agent*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive		2002/91/EC 



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

