



7 LAKELAND DRIVE

LEEDS, LS17 7PJ

£1,250,000
FREEHOLD

Monroe is delighted to present this impressive and generously proportioned family home offering an excellent blend of versatile accommodation, contemporary living space and practical features arranged across two well-planned floors. The property is ideally suited to modern family life, with an abundance of reception and entertaining space on the ground floor and five well-appointed bedrooms on the first floor, including two bedrooms benefiting from private en-suite facilities.

MONROE

SELLERS OF THE FINEST HOMES

7 LAKELAND DRIVE

- Situated in the sought after Alwoodley location
- Stunning open-plan dining kitchen
- Impressive five bedroom family home
- Two private en-suite bedrooms
- Multiple versatile reception rooms
- Bright and spacious living accommodation
- Beautiful herringbone-style flooring
- Large glazed roof lantern
- Substantial double garage
- Generous private rear garden



Situated in a quiet and secluded cul-de-sac, arguably occupying one of the most sought-after positions in Alwoodley, this beautifully presented five-bedroom detached family home enjoys a truly enviable setting, overlooking open fields and offering a wonderful sense of privacy and tranquillity. Combining generous accommodation with an exceptional location, this impressive property is a real gem and an excellent opportunity for those looking for a substantial family home in one of the area's most desirable locations.

Upon entering this property, the ground floor features a welcoming entrance hall leading to a selection of generous reception rooms, offering plenty of flexibility for family living, entertaining, a home office or playroom.

The standout feature of the home is the impressive open-plan dining kitchen, featuring a contemporary white fitted kitchen with sleek worktops and two central islands, providing excellent preparation and entertaining space. A large glazed roof lantern floods the room with natural light, complemented by tall windows and glazed doors, while warm herringbone-style flooring adds character and contrast. The generous layout offers ample space for dining and comfortable seating, creating a superb social hub for modern family living. A convenient cloakroom and substantial double garage further complement the ground-floor accommodation.

Upstairs, there are five well-proportioned bedrooms arranged around the first-floor landing. Two of the bedrooms benefit from their own en-suite facilities, providing an excellent level of privacy and making them ideal for the principal bedroom and guests or family members. The remaining bedrooms offer excellent flexibility for children, guests or those requiring dedicated home-working space, with a separate family bathroom completing the first-floor accommodation.

Externally, the rear garden provides a generous and private outdoor space, predominantly laid to lawn and framed by mature trees, established planting and well-maintained borders. A paved terrace directly adjoining the rear of the property provides an ideal area for outdoor seating and entertaining, while the extensive lawn offers plenty of space for families and outdoor activities. The garden is enclosed by fencing and attractive stone walling, creating a secluded and peaceful feel.

CGI imagery has been used in this listing to show furniture arrangements.

REASONS TO BUY

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ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains water & electricity.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority –

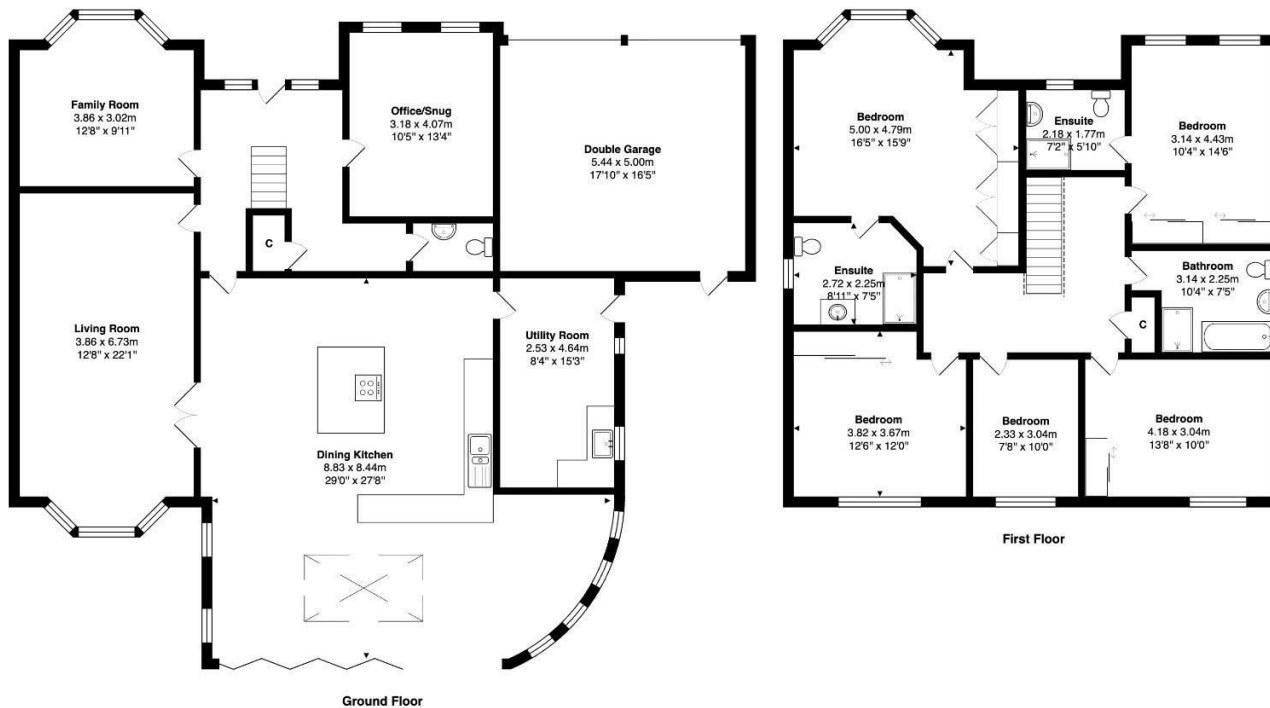
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 3010.00 sq ft

Tenure – Freehold





Total Area: 279.7 m² ... 3010 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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