

THE BUNGALOW

£310,000



“A newly remodelled property in a thriving village”

Leintwardine, Herefordshire

On the edge of this popular, thriving village on the Herefordshire/ Shropshire border, this much-loved bungalow has been completely remodelled into a great home, designed to work with the requirements of modern living.

- Renovation with new design
- Thriving, popular village
- Off road parking
- Edge of village location
- Level garden
- Rural walks on your doorstep



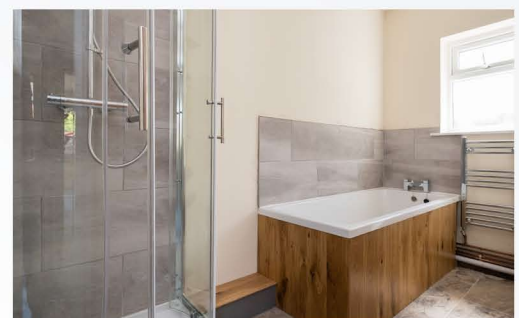
The renovation showcases a good flow in the layout as well as some nice touches of character in the solid wood beams, wooden floors, timber fireplace mantle other and finishing touches.

From the main entrance, a central hallway leads you along the full length of the property to access rooms on both sides. To the right is the lounge with a feature fireplace and large bay window offering great views across fields to the front; behind this is the master bedroom with a window overlooking the rear garden. To the left hand side of the hallway lies another double bedroom and, behind this, the remodelled family bathroom. A third bedroom/ study sits at the rear of the property, also overlooking the garden.

The stylish, new kitchen sits at the property rear and is connected directly to the dining area/ family room via an oak lintel arch. The kitchen showcases plenty of storage and counter-top space for preparing meals. There is a waist-height oven and counter hob with stainless extractor fan. This adjoining dining space is bright and airy and has double doors, which open out to the rear garden. This space features hard-wearing tile flooring: perfect for nipping in and out to the garden via the French doors.

Outside: there is off-road parking to the front of the property as well as a useful storage bunker, a small garden area and decorative steps which lead up to the property. A pretty picket fence borders the front elevation and offers privacy. Paths flank either side of the bungalow and enable good access to the rear of the property.

The rear garden is level and houses a storage shed and is a great blank canvas for garden lovers.



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.



Area: Leintwardine is a popular village with good amenities including a service station, village stores, butcher, medical centre, church, primary school, village hall and, not least, two public houses: both with their own annual festivals. The village is also home to Fiddler's Elbow Fish and Chip Shop: consistently voted one of the top 50 chippies in the country! A weekly post office service and bus services are also available. The historic town of Ludlow is just a few minutes away by car.

Directions: From the village centre, take the turn opposite the Lion Inn, past the village green and then take the first turn on the left. Continue up Watling Street, past the school on your right hand side, then bear left at the fork on to Dark Lane. The property will be found after approx 50m on the left hand side.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D (Herefordshire Council)
Heating:	Oil boiler, radiators
Utilities:	Mains electricity, water and drainage
Service charges:	nil
Covenants:	N Power underground cable
Broadband:	Yes

Information provided by vendors.
* correct as of instruction date



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.