



JonathanWright
estate agents



26 Lammas Close, Leominster, HR6 8NU. £273,000

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Leominster
HR6 8NU**

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PROPERTY FEATURES

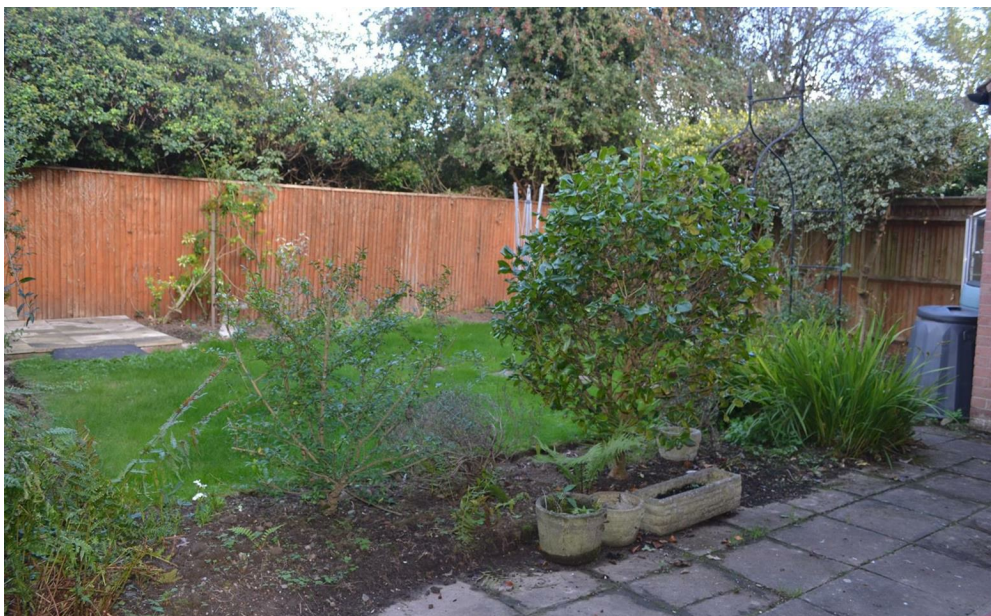
- **Modern Detached House**
- **3 Bedrooms**
- **Kitchen/Dining Room**
- **Lounge**
- **Gas Central Heating**
- **UPVC Double Glazed**
- **Garden**
- **Garage and Driveway**



To view call 01568 616666



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Situated on a modern and sought after development, a modern detached house offering UPVC double-glazed and gas fired centrally heated accommodation to include a reception hall, spacious lounge, kitchen/dining room, downstairs cloakroom/WC, 3 bedrooms, an en-suite shower room, main family bathroom and outside is a lawned garden to the front, an enclosed and private garden to the rear, a driveway with parking for vehicles and an adjoining garage with power and lighting.

Lammas Close is only a short walk away from Leominster's town centre and amenities to include nearby schools, a sports centre with swimming pool and Leominster town also has a range of shops and supermarkets, cafe's and restaurants and a train station with regular services to the nearby city of Hereford.

There is a canopy porch with lighting and a UPVC double-glazed entrance door opening into a reception hall with a wall mounted thermostat control, smoke alarm and a door giving access into the lounge. The good sized lounge has a UPVC double-glazed window to the front, a feature fireplace with a gas living flame and coal effect fire standing on a raised hearth with fire surround and mantel shelf over, plenty of power points and a tv aerial point. From the lounge, a door that opens into the kitchen/dining room. The kitchen/dining room has working surfaces with an inset sink unit with a mixer tap over and space and plumbing under for a dishwasher and washing machine and also a cupboard under. The working surfaces continue with base units of cupboards and drawers and built in to the working surface is a 4-ringed gas hob with an extractor hood and light over and a matching electric oven under. The kitchen has a range of matching eye-level cupboards, space for an upright fridge-freezer, room for a family sized dining table, tiled splashbacks, a UPVC double-glazed window to the rear, a door into a useful understairs storage cupboard and a double glazed patio door giving access to the rear garden. Also situated in the kitchen/dining room is a Potterton gas fired boiler heating hot water and radiators as listed. From the reception hall a door opens into the downstairs cloakroom/WC having a low-flush WC, wall mounted wash hand basin, tiled splashbacks and a frosted double glazed window to the front. From the reception hall a staircase rises and then turns to the first floor landing having a UPVC double glazed window to the side, an inspection hatch to the roof space up above, a door into a useful storage cupboard with shelving and also a door into an airing cupboard, housing a modern hot water cylinder. Doors then lead off to bedrooms and bathroom as listed. Bedroom one has a UPVC double glazed window to the front, double opening doors into a built in wardrobe fitment and a door

giving access into an en-suite shower room. The shower room has an enclosed shower cubicle with a mains fed shower over, pedestal wash hand basin and low-flush WC. There are also tiled splashbacks, an extractor fan, vanity light with shaver socket and a frosted UPVC double glazed window to the side. Bedroom two has a door into a fitted wardrobe with hanging rail and shelving, room for a double bed and a UPVC double-glazed window over looking the rear garden. Bedroom three is a generous single bedroom and would also make a home office and has a UPVC double-glazed window to the front. From the landing a door opens into the family bathroom having a suite in white to include a side panelled bath, pedestal wash hand basin and low-flush WC. The bathroom has tiled splashbacks, a frosted UPVC double-glazed window to the rear, extractor fan and vanity light with shaver socket.

OUTSIDE

The property is situated in an attractive development close to Leominster's town centre and amenities and has a driveway to the front with parking for vehicles. There's also a lawned garden and a pathway giving access to the front door. The pathway then continues to the side of the property where a secure gate gives access to a bin store area at the side of the property and a further gate then gives access to the rear garden. At the end of the driveway, an up and over door gives access into an adjoining garage. A good sized garage with power, lighting, storage within the roof rafters and also a half glazed door giving access to the rear garden. As the garage adjoins the property, subject to any local authority regulations, could be converted into further accommodation.

REAR GARDEN

The property enjoys a most private and secure rear garden which is ideal for young families and has a slabbed patio seating area with an outside cold water tap, outside security lighting and the garden is laid mainly to lawn with shrub borders. There's also a small greenhouse and to the rear of the garden is a secondary patio seating area.

SERVICES

The property has all main services connected, gas fired central heating, telephone is subject to BT regulations.

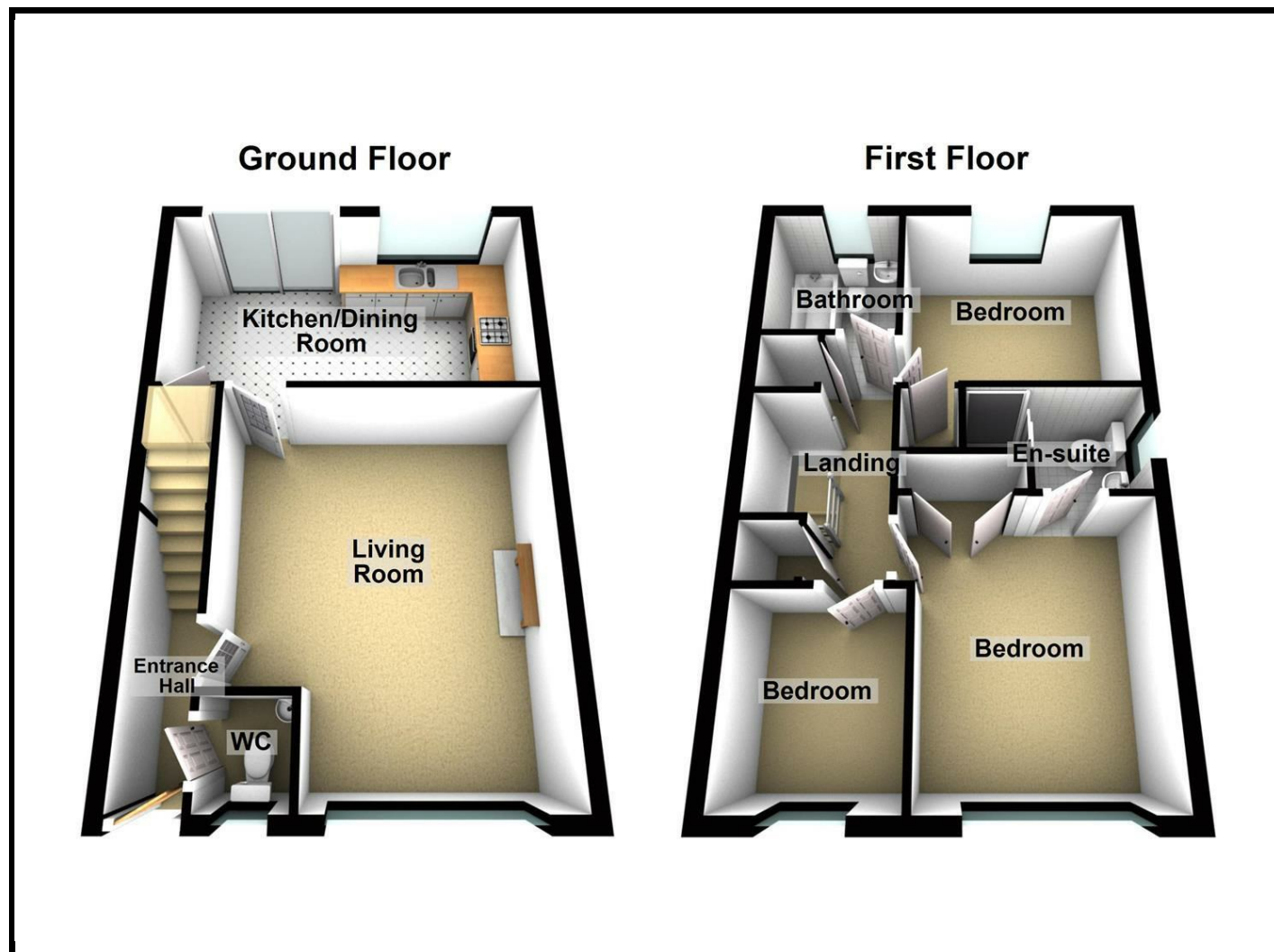
ROOMS AND SIZES

Lounge	4.98m x 4.06m (16'4" x 13'4")
Kitchen/Dining Room	4.98m x 2.74m (16'4" x 9')
Bedroom One	3.45m x 2.84m (11'4" x 9'4")
Bedroom Two	3.10m x 2.82m (10'2" x 9'3")
Bedroom Three	2.34m x 2.03m (7'8" x 6'8")
Garage	5.05m x 2.64m (16'7" x 8'8")
Cloakroom/Wc	

PROPERTY INFORMATION

Council Tax Band - D
Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales	
EU Directive 2002/91/EC	



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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