



**12 Green Lane, Leominster, HR6 8QJ. £350,000**

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Leominster  
HR6 8QJ**

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### **PROPERTY FEATURES**

- **Extended Semi-Detached House**
- **4 Bedrooms**
- **Large Lounge**
- **Modern Kitchen/Dining Room**
- **Rear Porch With Ground Floor Cloakroom/W.C.**
- **Ground Floor Office Room**
- **Large Bathroom With Walk-in Shower Cubicle**
- **2 Rear Parking Spaces**
- **Rear Garden**
- **Close To Town Centre**

**To view call 01568 616666**



**JonathanWright**  
estate agents





A modern, extended semi-detached house situated within a few moments walking distance of Leominster's town centre and amenities and offering double glazed accommodation to include a reception hall, Large lounge with wood burning stove, modern fitted kitchen/dining room, rear porch ground floor cloakroom/W.C, office/utility and upstairs 4 bedrooms, large modern bathroom with separate walk-in shower cubicle and outside pleasant gardens to front and rear, a brick paved drive to the rear with parking for 2 motor vehicles and a substantial workshop.

An internal inspection is recommended of this particular property and viewing is strictly by prior appointment with the selling agents.

Details of 12 Green Lane, Leominster are as follows:

The property is a modern and extended semi-detached house of brick construction under a tiled clay tiled roof.

An entrance door opens into the reception hall having oak flooring, ceiling light, smoke alarm, under stairs storage and a door opening into the lounge.

The lounge has 2 double glazed windows to front, an electric living flame fire, also a multi-fuel stove standing on a plinth, ceiling lights, power points, TV aerial point, display alcoves and a door opening into the kitchen/dining room.

The modern kitchen has units to include an inset, one and a half bowl, single drainer sink unit, mixer tap over, working surfaces under with base units of cupboards and drawers and matching eye-level cupboards. There is a Belling gas cooking range with five gas burners and an electric oven with grill and an extractor hood with light over and also built-in appliances to include a fridge, washing machine and dishwasher. The kitchen also has a wooden floor, downlighters, spotlighting, double glazed window to rear and a door opening into a side porch.

The porch has a door opening into a cloakroom/W.C having a low flush W.C. and a wash hand basin. The porch has a door opening to the outside of the property.

From the reception hall a door opens into an office/utility having wooden flooring, lighting, power and a double glazed window to rear.

From the reception hall a staircase with turned balustrading's to the side rises and turns to the first floor landing having a window to side, lighting, smoke alarm, inspection hatch to roof space, linen cupboard and doors off to the bedrooms.

Bedroom one. ( included in the measurement is a

floor to ceiling wardrobe fitment).

The bedroom has 2 double glazed windows to rear, ceiling lights, power points and a TV aerial point. Bedroom two has a double glazed window to front, lighting, power and a built-in cupboard with shelving. Bedroom three has lighting, power and a double glazed window to rear.

Bedroom four/dressing room is fitted with floor to ceiling wardrobes across 2 walls, shelving, lighting, power and is presently being used as wardrobe and dressing room. The room could be reinstated to form the additional bedroom.

Off the landing a door opens into the large bathroom having a deep bath tub with mixer tap and shower attachment over, vanity wash hand basin and a low flush W.C. The bathroom has a modern walk-in shower cubicle with hand shower and rain shower over, wet board panelling, ceiling downlighters, vertical heated towel rail/radiator, extractor fan and 2 opaque double glazed windows to front.

#### OUTSIDE.

The property is approached to the front off Green Lane having low brick wall gardens, lawned, floral and shrub borders, flagged pathway to the front door and the pathway continues across the side of the property through an opening gate into the rear garden.

The property enjoys rear vehicular access having 2 private parking spaces on a brick paved drive. Off the drive is a substantial timber clad workshop having power, lighting, window and direct access through an opening gate into the rear garden.

#### REAR GARDEN.

The safe, enclosed rear garden has a large flagged patio area, composite decking, artificial grass and also some under decking storage.

#### SERVICES.

All mains services connected and electric heating.

## ROOMS AND SIZES

Reception Hall

Lounge 5.03m x 4.27m (16'6" x 14')

Kitchen/Dining Room 4.39m x 3.51m (14'5" x 11'6")

Ground Floor Cloakroom/W.C.

Office/Utility 1.98m x 1.93m (6'6" x 6'4")

Bedroom One  
4.50m x 3.66m (max) (14'9" x 12' (max))

Bedroom Two 3.81m x 2.92m (12'6" x 9'7")

Bedroom Three 3.10m x 1.91m (10'2" x 6'3")

Bedroom Four/Dressing Room  
2.34m x 2.13m (7'8" x 7')

Family Bathroom

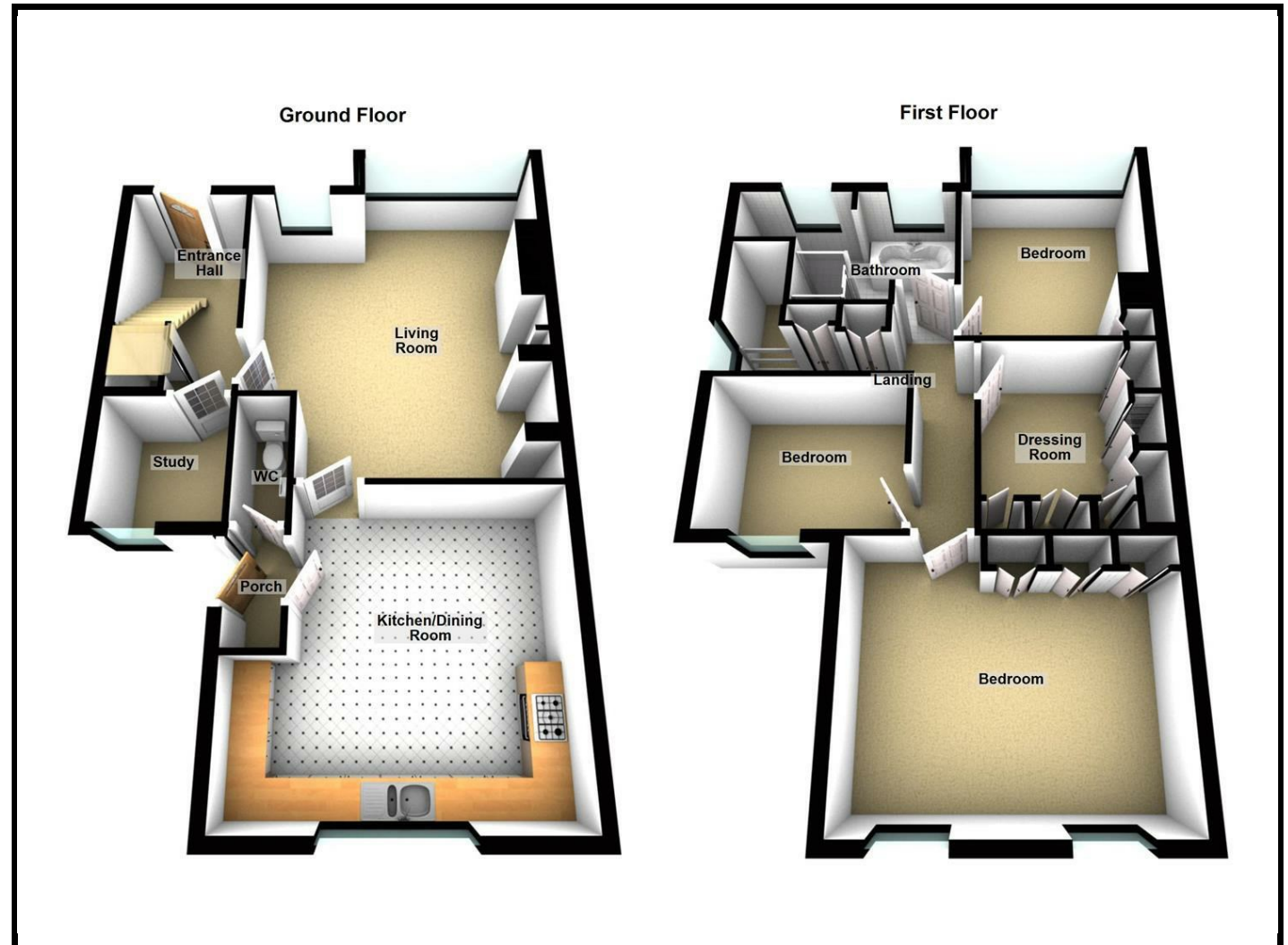
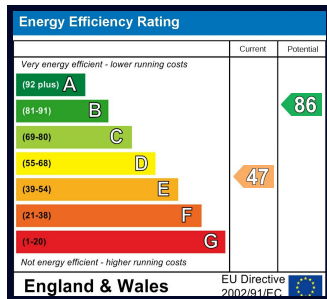
Workshop 4.37m x 2.74m (14'4" x 9')

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - C

Property Tenure - Freehold



### 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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