



◆ LINDHOLME ◆ WEST SIDE ◆ NORTH LITTLETON ◆ WR11 8QP ◆
◆ GUIDE PRICE £525,000 ◆



- **DETACHED BUNGALOW**
- **BRIGHT AND SPACIOUS**
- **GENEROUS PLOT**
- **OFF-ROAD PARKING AND GARAGE**
- **THREE BEDROOMS**
- **FITTED KITCHEN DINER**
- **SITTING ROOM WITH FIREPLACE**
- **FULLY TILED SHOWER ROOM**
- **MATURE GARDENS ON ALL SIDES**
- **PAVED COURTYARD**
- **GARDEN SHED AND GREENHOUSE**
- **POPULAR VILLAGE LOCATION**



ABOUT THE PROPERTY...

A bright and spacious detached three-bedroom bungalow on a generous plot within this popular village offering gardens on all sides, driveway parking and an attached garage. The property has been much improved over the last four years including new boiler, some new windows and a new kitchen. There is further potential for remodelling or extension subject to planning permission.

The entrance hall leads to the kitchen diner with windows overlooking the rear garden, plenty of work surfaces, a pantry and access to the lobby. The lobby connects the kitchen diner with the attached garage and provides plenty of storage for coats and boots as well as further access to both front and rear gardens. Offering plenty of natural light with windows to two sides the sitting room benefits from an open fireplace and has a glazed door leading back into the kitchen diner. The shower room has a double walk-in shower and is fully tiled. Bedroom one has views over the garden on two sides and built-in storage whilst bedroom three enjoys garden views to the front. Bedroom two is to the rear of the property with windows overlooking the garden.

The gardens are of particular note with a sweeping drive, a variety of mature shrubs, flowers and trees, areas of lawn and a paved courtyard outside the kitchen. Additionally, there is a timber garden shed and greenhouse.

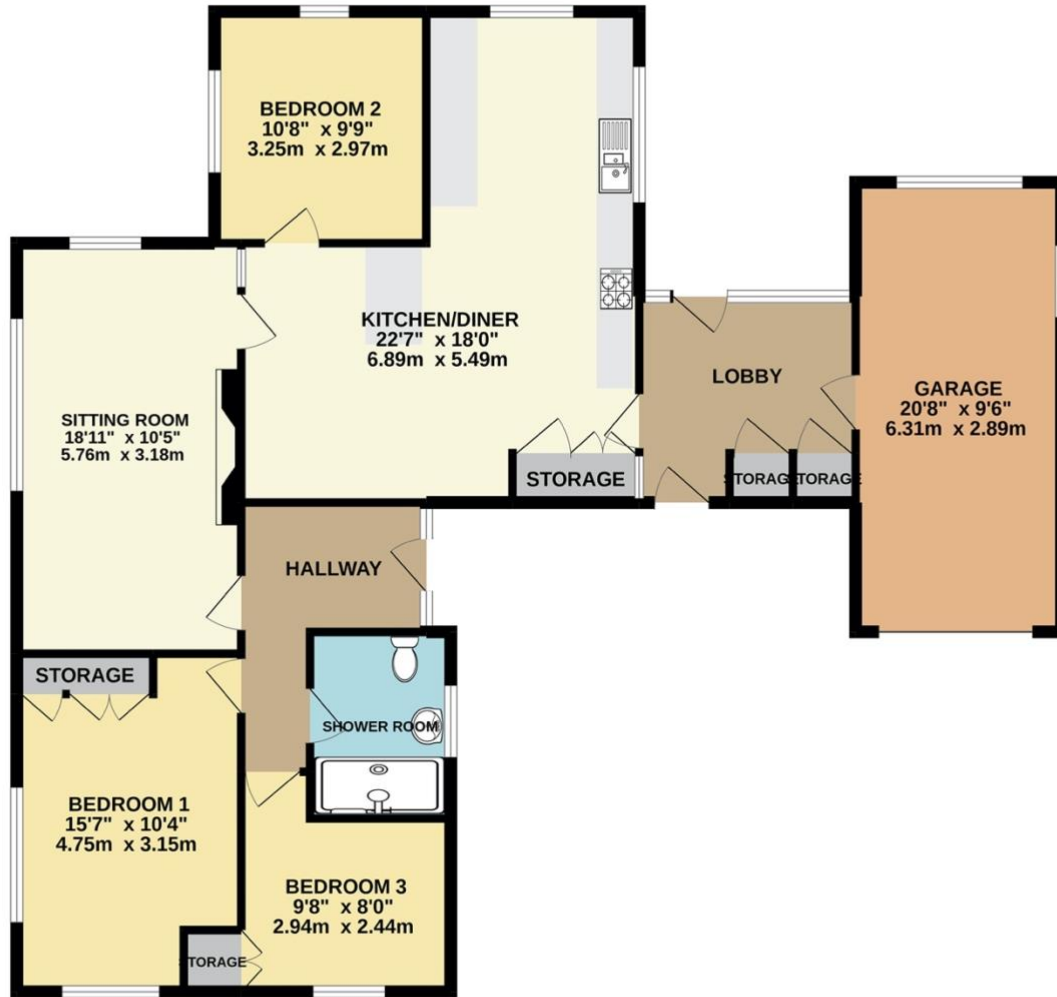


ABOUT NORTH LITTLETON...

Nestling within the beautiful Vale of Evesham, the tiny village of North Littleton is rural and idyllic, yet ideally situated for ease of access by either road or rail. Honeybourne station is just 2.4 miles away and the Market Town of Evesham is 5 miles.

In close proximity to the Cotswolds, Stratford-upon-Avon and the Malvern Hills, the parish comprises the villages of North Littleton and Middle Littleton and is located near the larger settlement of South Littleton. North Littleton has many local facilities including St Nicholas Church, a public house (currently for sale) and football club. The village of South Littleton, about 1 mile away, has a village shop as well as a tennis club and bowling club.

GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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