



28 Kiln Lane, Leigh Sinton, WR13 5HH

£350,000

A detached property with four bedrooms in a quiet cul-de-sac location. Located in a residential area in the popular village of Leigh Sinton and within easy access to Malvern, Hereford and Worcester and the M5. The accommodation offers: entrance hallway, kitchen, lounge dining room, utility, cloakroom, four bedrooms, en-suite shower to the master and family bathroom. The outside provides off road parking to the front, garage and enclosed well maintained rear gardens. We highly recommend an early viewing of this well proportioned detached property.



28, Kiln Lane, Leigh Sinton, Worcestershire, WR13 5HH

ENTRANCE PORCH

Doors into garage and hallway.

HALLWAY

Doors off to living room, kitchen and WC. Radiator and stairs rising to first floor.

LIVING ROOM 20'2" x 10'3" (6.15m x 3.13m)

uPVC double glazed window to front aspect and uPVC double doors to rear garden. Gas coal effect fire set into marble effect fireplace with wood surround, two radiator.

KITCHEN 11'11" x 7'9" (3.65m x 2.37m)

uPVC double glazed window overlooking rear garden, kitchen fitted with a range of wall and base units with integral oven and fridge freezer, roll top work surface with one and a half bowl sink and drainer and four ring gas hob with tiled splash back, extractor hood, space for dishwasher, radiator, open plan into:

UTILITY 5'6" x 6'7" (1.69m x 2.02m)

uPVC obscure glazed door to side aspect, base unit with space for washing machine, roll top work surface with stainless steel and drainer with tiled splash back, wall mounted gas boiler, radiator and fuse box.

WC/CLOAKROOM

uPVC obscure double glazed window to side aspect, WC and wall mounted wash hand basin with tiled splash back, radiator.

FIRST FLOOR - LANDING

uPVC double glazed window to front aspect, doors to bedrooms, bathroom and airing cupboard (housing hot water tank and shelving), loft hatch.

BEDROOM ONE 14'11" x 7'9" (4.55m x 2.38m)

uPVC double glazed window to rear aspect and radiator, door to:

EN-SUITE SHOWER

uPVC obscure glazed window to side aspect, shower cubicle with electric shower, pedestal wash hand basin and low level WC, part tiled walls, radiator and extractor fan.

BEDROOM TWO 11'0" x 7'7" excl doorway (3.37m x 2.32m excl doorway)

uPVC double glazed window overlooking rear garden, radiator.



BEDROOM THREE/OFFICE 10'5" x 8'10" max (3.19m x 2.71m max)

uPVC double glazed window to front aspect, radiator.

BEDROOM FOUR 14'4" x 8'0" include built in wardrobe (4.38m x 2.44m include built in wardrobe)

uPVC double glazed window to front aspect, radiator.

BATHROOM

uPVC obscure double glazed window to side aspect, bath with electric shower over, pedestal hand wash basin and low level WC, tiled splash back, extractor fan, radiator.

OUTSIDE FRONT

The property is approached over a tarmac drive providing off road parking which leads to the garage, there is a paved area with an established border, further lawned area and a paved path leading to the front door, gated access to the rear garden and side door.

GARAGE 15'10" x 8'0" (4.85m x 2.45m)

Up and over door with electric lighting and socket.

OUTSIDE REAR

Enclosed rear garden with a paved patio area and a path to a gate, leading to the front of the property, the garden is partially laid to lawn with well stocked and established borders and flower beds, a second patio area provides a further seating area, the garden also benefits for an hexagonal greenhouse and outside tap.

DIRECTIONS

From the Allan Morris office proceed in a Northerly direction towards Malvern Link taking a left hand turning into Newtown Road at the traffic lights, continue along into Leigh Sinton Road until reaching the junction at the A4103, turn left towards Hereford followed by the next left hand turning into Kiln Lane, Bearing left and then right, The property can be found on the right hand side, indicated by the for sale sign. For more details or to book a viewing, please call our Malvern office on 01684 561411.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

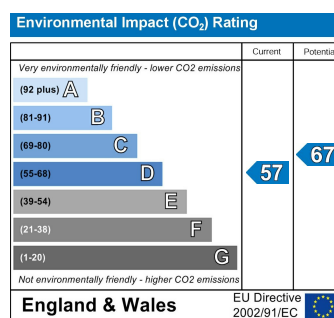
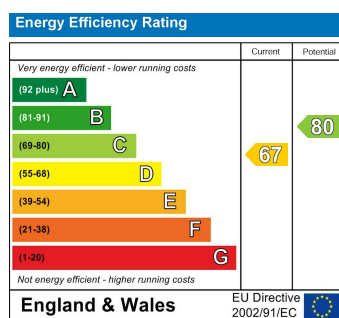
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council 01432 260000; at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: C80

SCHOOLS INFORMATION: Local Education Authority: Worcestershire: 01905 765765



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