



37 Longboat Lane

Stourport-on-Severn, DY13 8AE

Andrew Grant

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A fantastic family home in a desirable location close to the town and countryside. With an amazing contemporary interior and layout, which includes a wonderful front to back kitchen and spacious living room, both with bi-fold doors.

Key features

- Modern home
- Stylish interior
- Open-plan kitchen family room
- Bi-folding doors to the garden
- Cloakroom
- Two ensuite shower rooms
- Plentiful driveway parking
- Landscaped garden
- Store

Freehold/1352 sq. ft.





This high-quality modern home has the most fantastic contemporary interior and layout. The current owners have done amazing things during their tenure, completely remodelling the ground floor footprint to create an open-plan family kitchen and a superbly spacious living room, which both have wonderful bi-fold doors allowing ease of access into the nicely landscaped rear garden.

The improvements do not stop there as the sellers have also tastefully upgraded the first floor by way of stylish decorative enhancements and a quality refitted ensuite shower room to the master bedroom. The end result is an incredible turnkey home in a fabulous location.

The property is approached via an expansive tarmac driveway situated to the front and able to easily accommodate multiple vehicles including motorhomes, caravans, trailers and the like. The driveway leads to the remainder of the garage, which is ideal for storage or housing push bikes and motorcycles.



Entrance

A covered porch from the driveway leads to a composite front door, which gives way to the welcoming hallway beyond. The hallway is laid with quality engineered oak flooring and has a storage cupboard, stairs rising to the first floor and doors leading to the living room, kitchen and cloakroom.



Kitchen/dining/living room

At the heart of the ground floor is a truly amazing family living/dining kitchen, which is incredibly spacious and great for contemporary-style living. This room is tastefully presented throughout to a high standard and features down lighters, engineered oak flooring and stylish grey designer radiators.

At the centre of the kitchen area is a wonderful island unit featuring a quartz top incorporating an inset sink and accompanying instant hot water tap and storage underneath.



There are matching quartz work surfaces incorporating an inset induction hob and an extractor above and stylish tiled brick splashbacks. The kitchen also includes contemporary wall and base units with a pull-out larder cupboard, a built-in oven and microwave plus an integrated dishwasher and fridge freezer.

To the far end is a bay window and to the other are quality bi-fold doors giving plenty of light and bringing the lovely garden into the room.







Towards the other end of the room, there is space for a dining table and chairs and a sofa, creating a fantastic space to relax or entertain.



Living room

The fantastic living room is spacious in size and flooded with light from a full-height window and additional bi-fold doors, which lead nicely onto the rear garden.



At the centre of the room is a fantastic ultra-modern living flame electric fire, which makes for an eye-catching focal point.

A stylish cloakroom completes the ground floor accommodation.





First floor

The landing has an airing cupboard housing the Worcester boiler and a loft hatch with a pull-down ladder providing access to the roof space. There are four bedrooms located off the landing, two of which boast ensuite shower rooms, in addition to a well-appointed family bathroom.



Master bedroom

Situated to the front of the property is the master bedroom, which is a spacious double room with stylish wood panelling and décor, fitted mirror-fronted wardrobes and a door leading to the adjoining ensuite shower room.

The ensuite has been beautifully refitted to an excellent standard and comprises a marble tiled shower cubicle, a heritage-style vanity unit with a marble top and circular washbasin, marble tiled flooring, a shaver point and an extractor.





Bedrooms two, three and four

Bedroom two also features ensuite facilities whilst bedrooms three and four both feature mirror-fronted fitted wardrobes.





Family bathroom

The family bathroom is tastefully presented and comprises a roll-top bath with a shower above, a column radiator and an accompanying towel rail. There is also a vanity unit, a washbasin, a low-level WC and an extractor fan.





Garden

A neat rear garden completes the package, enjoying a pleasant degree of privacy and pleasantly landscaped for ease of maintenance and featuring a covered decked area outside the kitchen, which is ideal for alfresco dining.





The garden also includes an artificial lawn with accompanying beds laid to Welsh slate, with a raised and walled seating area at the far end. There is lovely contemporary lighting at the rear of the property and gated access to the side.

Location

37 Longboat Lane is situated on a delightful cul-de-sac comprising other modern homes located off Minster Road. A unique aspect of this property is the close proximity of Stourport-on-Severn town centre and the beautiful riverside, which are both just a short stroll away.

Stourport-on-Severn high street is only 0.5 miles away and offers a huge array of amenities, with many interesting shops, a myriad of pubs and eateries plus several large supermarkets, including a Tesco and a Lidl.

The renowned riverside meadows are nearby and great for spending quality time outdoors, featuring lovely seating areas overlooking the river and miles of beautiful walks leading to Bewdley in one direction and Worcester in the other. Even closer at hand are the delightful waterways of the Staffordshire/Worcestershire canal, which can be accessed from the end of Longboat Lane and offer lovely gentle waterside rambles leading into Stourport-on-Severn and through the neighbouring countryside.

Commuting to Worcester and the M5 is also convenient, with Worcester City centre around 11 miles away and Junction 6 of the motorway approximately 13 miles distance.

Services

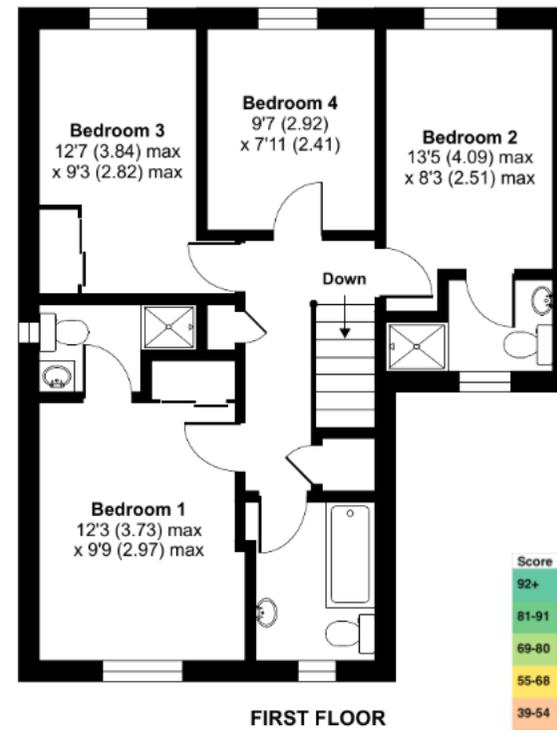
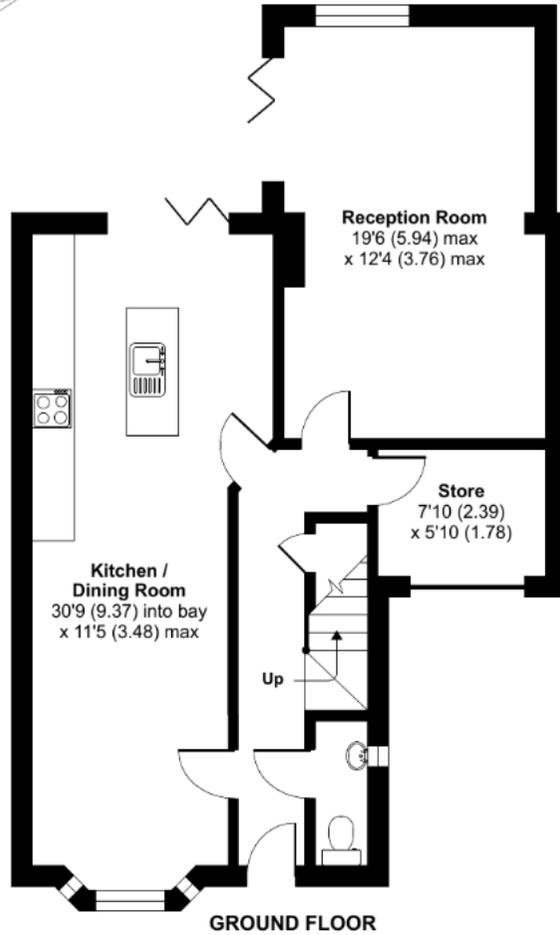
The property has mains gas, mains electricity, mains water, mains drainage, a security alarm system and broadband.

Council tax band - D

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Approximate Area = 1352 sq ft / 125.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecm 2022. Produced for Andrew Grant. REF: 923082



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