



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



32 Lingen Close, Castlefields, Shrewsbury, Shropshire, SY1 2UN

Offers in the Region Of £299,995

A modern, extended 4 bedroom detached house in a prime cul-de-sac setting. Located in the popular area of Castlefields close to Shrewsbury Town Centre and within catchment to good primary and secondary schools. The accommodation is presented to a particularly high standard includes: Entrance Hall, Living Room, Dining Room, Quality Fitted Kitchen, 4 Good Bedrooms, Shower Room, Double Glazing, Storage Heating, Ample Parking, Attractive Garden. Close To The Town Centre.



32 Lingen Close, Castlefields, Shrewsbury, Shropshire, SY1 2UN

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door.

Entrance Hall

Mock Tudor beams to walls, Dimplex electric heater.

Living Room 23' 2" x 14' 4" (7.06m x 4.37m)

uPVC double glazed windows to front, uPVC double glazed window and French doors giving access to rear gardens, mock Tudor beams to ceiling, attractive brick style hearth with exposed timber fire surround, Dimplex electric heater.

Kitchen 10' 6" x 9' 10" (3.20m x 2.99m)

Fitted with a good range of units, laminate worktops with inset 1 1/2 stainless steel sink unit, tiled splash, integrated double oven, 4 ring electric hob with concealed cooker canopy over, space for further appliances, tiled floor, mock Tudor beams to ceiling, uPVC double glazed window to rear, uPVC double glazed door to side.

Dining Room 17' 1" x 9' 10" (5.20m x 2.99m)

uPVC double glazed windows to front and side of property, Dimplex electric heater, range of mock Tudor timbers and beams.

First Floor Landing

Feature walls with mock Tudor exposed timbers.

Bedroom 1 11' 6" x 10' 6" (3.50m x 3.20m)

uPVC double glazed window to front, wall mounted electric heater, built-in double wardrobe.

Bedroom 2 11' 2" x 8' 6" (3.4m x 2.59m)

2 uPVC double glazed windows to front, wall mounted electric heater.

Bedroom 3 14' 4" x 7' 10" (4.37m x 2.39m)

2 uPVC double glazed windows to rear, open fronted fitted double wardrobe, wall mounted electric heater.

Bedroom 4 10' 7" x 9' 7" (3.22m x 2.92m)

uPVC double glazed window to rear, fitted double wardrobe.

Shower Room

Contemporary Shower Room fitted with 3 piece suite including large walk in shower area with shower fitting, drench dead and glazed shower screen, WC and wash basin set to vanity unit, uPVC double glazed window to side, mirror fronted bathroom cabinet, recessed spotlights, fully tiled to walls, tiled floor, heated chrome towel rail, loft access, extractor fan.

Rear Garden

Approached onto a brick paved patio extending to lawn and enclosed by timber fencing. Outside cold tap and security light.

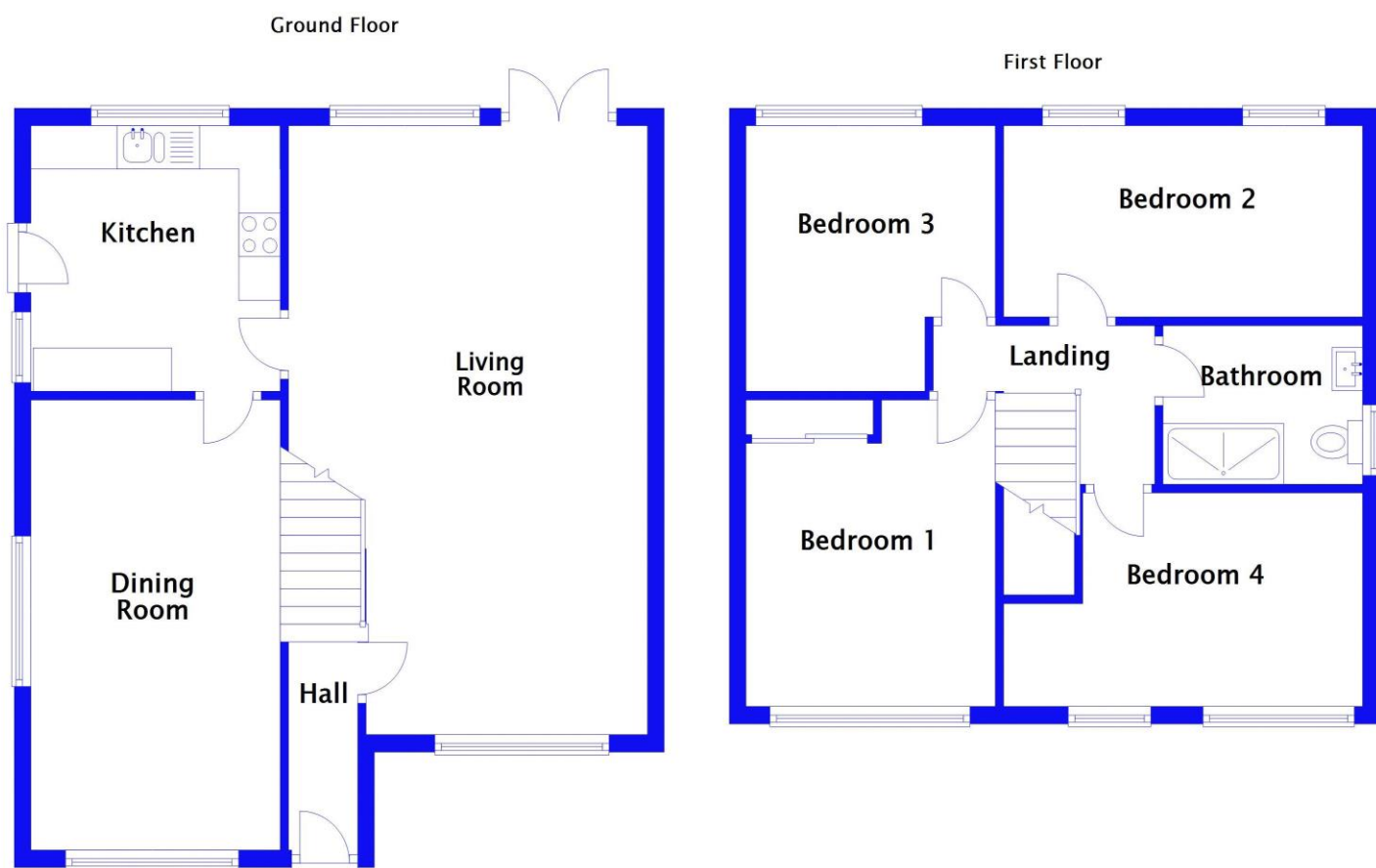
External - Front

Extensive brick paved driveway providing ample off street parking for a number of vehicles and extends to the side of the property which could be an ideal space for a caravan, small boat further vehicles etc.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

32 Lingen Close, Castlefields, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

08/09/2023, 09:37

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

32 LINGEN CLOSE SHREWSBURY SY1 2UN	Energy rating F	Valid until: 8 December 2030 Certificate number: 2510-7022-4009-0089-7202
--	---------------------------	--

Property type
Detached house

Total floor area
112 square metres

Rules on letting this property

!

You may not be able to let this property
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).
Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score
This property's current energy rating is F. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage