

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A VERSATILE AND FLEXIBLE THREE BEDROOM DETACHED HOME SITUATED WITHIN THIS POPULAR AND MUCH SOUGHT AFTER VILLAGE. THE LIVING ACCOMMODATION WHICH BENEFITS FROM DOUBLE GLAZING AND GAS CENTRAL HEATING AND DOES OFFER THE OPPORTUNITY FOR MULTI-GENERATIONAL LIVING OR AN EXCELLENT HOME OFFICE/STUDIO. EPC RATING "D". NO CHAIN.

Kiln Lane - Guide Price £405,000

37 Kiln Lane, Leigh Sinton, Malvern, WR13 5HH

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37 Kiln Lane

Location & Description

This well presented three bedroomed house enjoys a convenient position in the highly regarded village of Leigh Sinton which provides an idyllic setting with amenities of local village shop and public house. Further and more extensive amenities such as banks, building societies, Waitrose supermarket and shops are available in the nearby town of Great Malvern.

Transport communications are excellent with Junction 7 of the M5 motorway just outside Worcester bringing The Midlands and the South West into an easy commute. A mainline railway station in Malvern Link provides direct links to Worcester Birmingham, London, Hereford and South Wales.

Educational facilities are well catered for with a popular primary school in the village which has been rated by Ofsted as 'outstanding' as well as Dyson Perrins Secondary School a short distance away in Malvern. There are a number of highly regarded private schools in both Malvern and Worcester.

Property Description

37 Kiln Lane is a modern detached house situated within this popular development in the much sought after village of Leigh Sinton.

The property is initially approached via a double width driveway allowing ample parking for vehicles.

The double glazed obscured composite front door opens through to the main living accommodation. There is a secondary "front" door which leads into the recently converted garage which now offers an additional reception room with staircase rising up to the third bedroom. This space is a extremely flexible area with its own private entrance as well as internal access through the house so it could be used as an annexe/teenagers suite, home office or studio.

The property benefits from double glazing and gas central heating. Set over two floors the accommodation in more detail comprises

Entrance Porch

Accessed via the obscured double glazed composite front door with ceiling light point and coving to ceiling. A pedestrian door opens through to

Entrance Hall 3.69m (11ft 11in) x 1.86m (6ft)

Enjoying an open wooden balustraded staircase rising to first floor, useful understairs storage cupboard and recess. Ceiling light point, coving to ceiling, radiator. Door to sitting room and dining kitchen and further door opening through to

Cloakroom

Fitted with a modern white suite consisting of a low level WC and pedestal wash hand basin with mixer tap. Obscured double glazed window to side, ceiling light point, coving to ceiling, radiator.

Sitting Room 3.75m (12ft 1in) x 3.15m (10ft 2in)

Positioned to the front of the house. Double glazed window with ceiling light point and coving to ceiling. Radiator.

Dining Kitchen 6.95m (22ft 5in) x 2.40m (7ft 9in)

This is a wonderful space extending across the rear of the property with the initial area being given over to the kitchen. Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Set under the double glazed window overlooking the rear garden is a stainless steel one and a half bowl sink with mixer tap and drainer. There is a breakfast bar and integrated appliances including a four ring stainless steel gas **HOB** with extractor over and single **OVEN** under as well as space and connection point for dishwasher and american style fridge freezer which is included within the sale. Tiled splashbacks, inset ceiling spotlights. Entrance to utility (described later) and wood effect laminate flooring flowing through into

Dining Area

Enjoying double glazed double doors opening to the rear patio, ceiling light point, radiator.

Utility 2.06m (6ft 8in) x 1.70m (5ft 6in)

Offering additional work surface and cupboard space. Space and connection point for washing machine and further kitchen white goods. Wall mounted gas fired Worcester boiler. Ceiling light point, radiator, continued laminate flooring and obscured doubled glazed stable style composite door.





First Floor Landing

Loft access point, double glazed window to front, coving to ceiling, ceiling light point. Airing cupboard housing the hot water cylinder with shelving over and further shelved useful storage cupboard. Doors open through to

Master Bedroom 6.35m (20ft 6in) to wardrobes x 3.41m (11ft) maximum 7'9 minimum

This is a generous space expanding across the rear of the property with two double glazed windows. Two ceiling light points, coving to ceiling, radiators. Fitted bedroom furniture offering cupboards and drawers over the bed space. Further fitted wardrobes to one wall with a modern inlay of hanging space and drawers inside. With further shelving to the side. Door opening through to

En-Suite

Fitted with a modern suite consisting of close coupled WC, vanity wash hand basin with mixer tap and cupboards under. Shower enclosure with a multi-jet thermostatic controlled shower over with rainfall shower head and hand held unit. Tiled splashbacks in complimentary tiling. Obscured double glazed window to side. Inset ceiling spotlights and wall mounted heated towel rail.

Bedroom 2 2.73m (8ft 10in) x 3.23m (10ft 5in)

Double bedroom positioned to the front of the property with double glazed window, ceiling light point, coving to ceiling and central heating radiator.

Family Bathroom

Fitted with a modern suite consisting of a low level WC and vanity wash hand basin with mixer tap and drawers under. Panelled 'P' shaped bath with thermostatic dual headed rainfall and hand held shower over. Walls finished in complimentary tiling and a wall mounted chrome heated towel rail. Inset ceiling spotlights and obscured double glazed window to side. Wall mounted extractor point.

Bedroom 3 4.88m (15ft 9in) x 2.48m (8ft)

Accessed via a doorway from the landing. This space has been converted by the current owners. The bedroom area enjoys a double glazed window to front, ceiling light point, radiator, fitted shelves and stairs descend to

Studio Room 4.88m (15ft 9in) (maximum) x 2.45m (7ft 11in) (maximum)

This room can be accessed via a double glazed composite door with further double glazed windows to front. It is a flexible space which can be used as a home office, annexe or studio. Currently fitted with kitchenette with drawer and cupboard base units, worktop over with a stainless steel sink and mixer tap. A two ring electric **HOB**. Matching wall units, tiled splashbacks, space for full height fridge freezer and undercounter connection point for washing machine. Tiled splashback, inset LED downlighters. Radiator. Wood effect laminate floor.

Outside to the rear

A paved patio area extends away from the rear of the property with gated access to both sides to the front. This is an excellent seating area where there is a hot tub positioned, which is included within the sale. Two steps lead up to the main lawn with raised beds to the right hand side with a mature specimen tree. The garden is enclosed by a fenced perimeter and there is a wooden shed. The garden further benefits from outside water tap, lighting and power socket.

Directions

From Great Malvern proceed along the A449 towards Malvern Link. After approximately half a mile at the traffic lights at Link Top turn left towards Leigh Sinton. The road forks in three directions, take the right hand fork signed to Leigh Sinton into Newtown Road. Continue this route to the outskirts of Leigh Sinton. At the T Junction with the A4103 turn left and then an immediate left into Kiln Lane follow the road round where the property can be found after a short distance on the right hand side.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

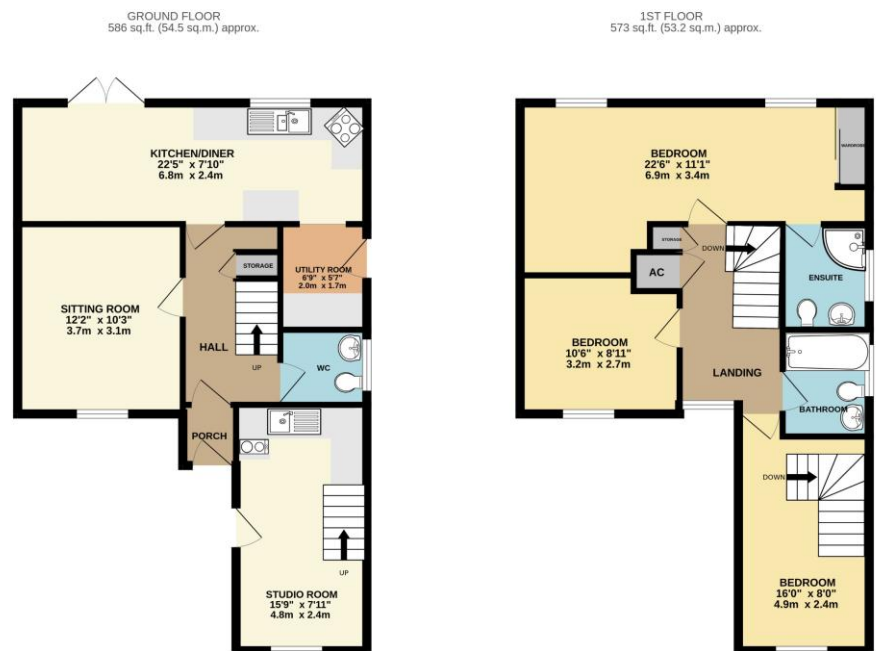
Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (68).



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 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 is given as to their operability or efficiency can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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