



SAMUEL WOOD

Lindley Sandpits Road, Ludlow, Shropshire, SY8 1HL

Asking Price £295,000



# Lindley Sandpits Road

Ludlow, Shropshire, SY8 1HL



- Traditional 3 Bedroom semi-detached house.
- Convenient to Ludlow's historic town centre.
- Generous plot with ample parking.
- Gas heating, upvc double glazing.
- Extended accommodation.
- Viewing recommended.

This 3 bedroom traditional semi-detached house sits in a mature residential area within easy reach of Ludlow's town centre, benefitting from excellent driveway parking with a good sized and enclosed rear garden. Accommodation benefitting from upvc double glazing and gas fired heating is in need of upgrading and improvements and includes: Entrance Hall, Living Room, Dining Room, Conservatory, Extended Kitchen, side Hallway, Shower Room, former Garage now a Store, First Floor Landing with 3 Bedrooms and Bathroom. EPC - E



## Recessed Porch underneath which is

Front door with matching side window and opens into the

## Entrance Hallway

With access to under stairs storage and a larger coat cupboard

## Dining Room 13'4" x 11'10" (4.08m x 3.63m)

With upvc double glazed bay window to front elevation, ceiling cornice and picture rail, feature fire surround and electric fire fitted.

## Living Room 12'4" x 10'11" (3.78m x 3.34m)

With ceiling cornice, picture rail, fire surround and electric fire fitted. Archway through into

## Conservatory 11'1" 9'7" (3.40m 2.94m)

Overlooking the garden, being of upvc construction with double doors and a solid roof

## Kitchen 13'2" x 8'11" (4.02m x 2.73m)

With window overlooking rear garden, fitted with a range of units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splash backs and gas hob with extractor positioned above, electric oven adjacent. There is planned space and plumbing for a dishwasher, washing machine and room for fridge/freezer.



### Side Passage

With door to rear elevation

### Shower Room 6'6" x 4'0" (2.00m x 1.24m)

With window to rear, suite in white of wc, wash hand basin and corner shower. Loft access housing the wall mounted gas fired boiler which heats domestic hot water and radiators.

### Former Garage 15'4" x 7'10" (4.69m x 2.40m)

Now used as store, with door and window to front elevation, wooden floor and door back into side passage

### First Floor Landing

With window to side, access to roof space with drop down ladder and picture rail

### Bedroom 1 13'7" x 10'5" (4.15m x 3.20m)

With large window overlooking rear garden and a nice aspect. To either side of the chimney breast there are fitted wardrobe cupboards with hanging rail and shelves

### Bedroom 2 12'5" x 10'2" (3.80m x 3.10m)

With bay window to front elevation overlooking the play park and recreation ground. To either side of the chimney breast there are sliding mirrored doors into wardrobe cupboards

### Bedroom 3 7'9" x 6'5" (2.37m x 1.96m)

With window to frontage and picture rail

### Bathroom 7'5" x 6'2" (2.28m x 1.90m)

With window to side and a suite in white of wash hand basin with vanity cupboard, wc and panelled corner whirlpool bath with curved shower screen, multi head shower over and tiled splash backs. Airing Cupboard Housing the hot water cylinder and shelves

### Outside:

The property is approached through double opening gates onto a tarmac frontage providing parking. There is a mature tree and a stone edged gravelled corner border with brick wall to front elevation. The rear garden with the property is enclosed by high board fencing to both, side and rear elevations aiding privacy. Right across the rear there is a paved seating area with 2 steps down onto the larger section of garden which is laid to lawn with a concrete pathway leading to garden sheds. Under a pergola around the outside of the garden there are shrubbed borders.





### Services

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are upvc double glazed. The property has had an upgraded fuse board. Broadband speeds – Basic – 16 Mbps, Superfast – 80 Mbps, Ultrafast – 1000 Mbps, Flood Risk – Very Low. Council Tax Band - C

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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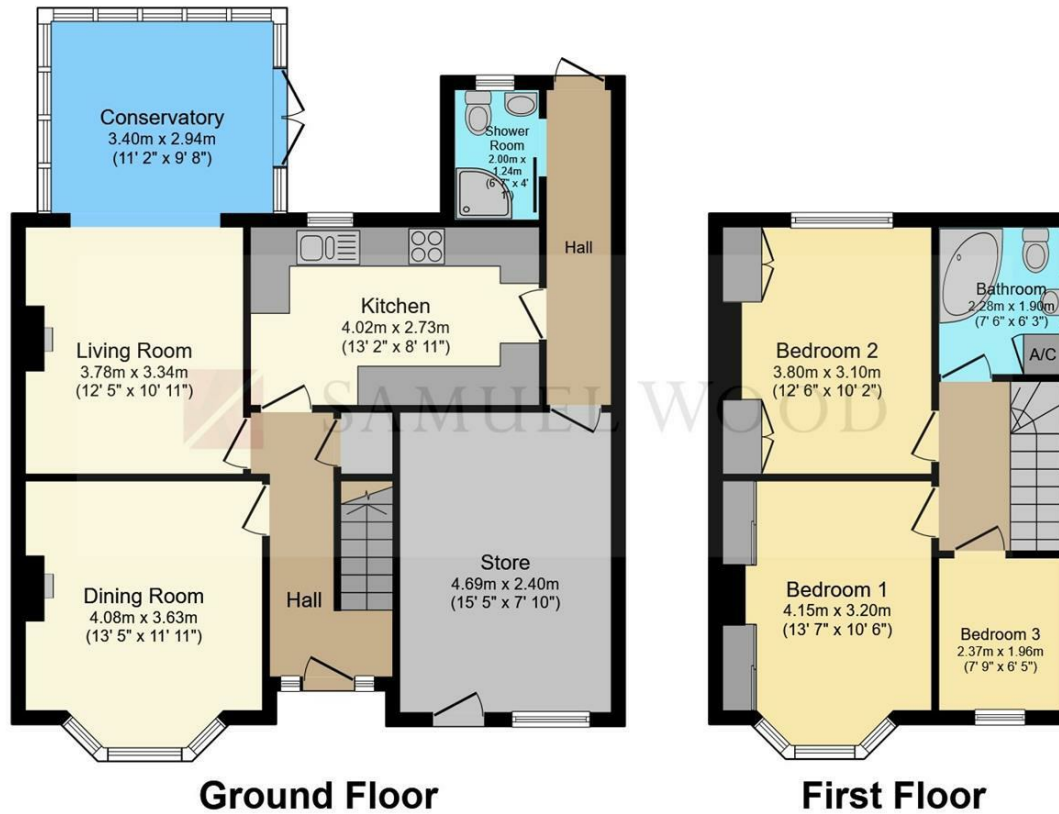
### Directions







## Floor Plans



Total floor area 121.3 m<sup>2</sup> (1,306 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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