



SAMUEL WOOD

13 Mortimer Close, Orleton, Ludlow, Shropshire, SY8 4PG

Offers Over £300,000





This 2 bedroom (formerly 3 bedroom) link detached bungalow sits in a small cul de sac in this popular and well serviced North Herefordshire village. The property enjoys driveway parking, garage and good sized gardens to front and rear elevations. Accommodation benefitting from LPG gas fired heating and mainly upvc double glazing includes: Entrance Hall, Cloakroom, L-shaped Lounge / Dining Room, Kitchen, Utility Room, Inner Hallway with 2 Double Bedrooms, Bathroom and Rear Conservatory with a delightful view down the extensive rear garden. No onward chain



- 2 bedroom link detached bungalow
- Cul de sac position
- Popular and well serviced north Herefordshire village
- Large conservatory to rear
- Driveway parking and garage
- Good sized and level rear garden

Orleton is a popular village sitting just into North Herefordshire and has an excellent range of facilities that include 2 Public Houses, Shop with Post Office, Doctors surgery, Church, Village Hall, Junior School, active community and large Recreation Ground. The historic town of Ludlow lies to the North and is just a short drive, offering a good range of facilities, as does the North Herefordshire town of Leominster and Tenbury Wells respectively

Front door with matching side window opens into

### Reception Hallway

### Cloakroom

having suite in white of wc and wash hand basin

### Lounge / Dining Room 21'1" x 15'5" (6.44m x 4.70m)

with 2 large windows both to front elevation, ceiling rose, ceiling cornice, feature fireplace with wooden fire surround, marble inset and remote-controlled gas fire

### Kitchen 10'9" x 8'9" (3.30m x 2.68m)

with a range of matching units with wood styled fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, 1½ bowl sink unit, electric hob with extractor positioned above, electric oven below, space for dishwasher and room for further appliances. Window and door into

### Porch / Utility 9'10" x 5'1" (3.00m x 1.55m)

with doors and windows out onto the garden, polycarbonate roof, range of base cupboards, stainless steel sink unit, space and plumbing for washing machine and room for a dryer

### Inner Hallway

with boiler cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators together with shelving

### Conservatory 12'5" x 9'7" (3.80m x 2.93m)

being of upvc construction with solid roof and over looks the extensive rear garden

### Bedroom 1 14'8" x 8'9" (4.48m x 2.67m)

with window to side and window to conservatory

### Bedroom 2 13'0" x 8'3" (3.97m x 2.53m)

with window overlooking the rear garden

### Bathroom 9'2" x 6'11" (2.80m x 2.13m)

with window to side and a suite in cream of wc, pedestal wash hand basin with panelled bath, shower screen, shower over and tiled splash backs

### Outside:

The property is approached onto a tarmacadam driveway providing parking, off here and up and over door opens into the property's garage which has concrete floor, light and power fitted, window and door to rear elevation. The front garden with the property has high shrubs and hedging to front elevation aiding privacy, laid to lawn with some established borders and a selection of flowering plants. Gravelled pathway then leads into the rear garden which is enclosed by hedging to both side elevations aiding privacy, paved seating area off the conservatory and a good sized level lawned garden. The garden is mature with a selection of trees and shrubs, garden shed and is bounded by a stream.

### Services:

Mains electricity, mains water, mains drainage, LPG gas fired heating to radiators, the majority of the windows are upvc double glazed. Flood risk – very low. Broadband speeds 6 to 80Mbps

### Local Authority:

Herefordshire Council, tax band – D

### Directions:

As you approach the village of Orleton from the Ludlow direction you will see the Maidenhead Inn Public House on your right hand side, turn immediately left into the village following through to a mini crossroads turning left again past The Boot Inn Public House taking the next left turn then immediately right into Mortimer Close where the property can be found on the left hand side halfway down the cul de sac

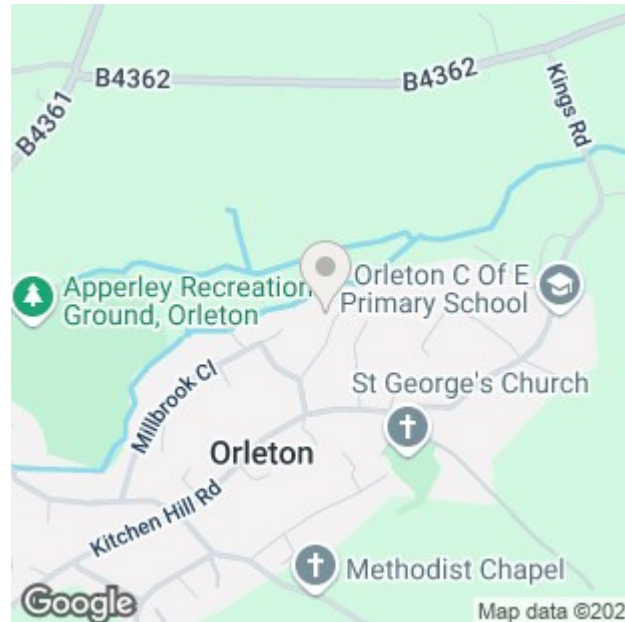
### Viewings

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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Floor Plans



Floor Plan  
Floor area 106.8 sq.m. (1,150 sq.ft.)

TOTAL: 106.8 sq.m. (1,150 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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