



Leggett & James

The Vale of Evesham Property Experts



3 Lunns Gardens

Evesham, WR11 2RR

Asking Price £298,000



This modern detached family home is set within a cul-de-sac position and enjoys a pleasing secluded position to the rear. Viewing will not disappoint and is recommended.



A double glazed front door opens to:

Entrance Hall

having stairs to the first floor with a useful cupboard below and doors leading off to:

Cloakroom

with an obscure double glazed window to the front, radiator, low level WC, wash hand basin and Karndeian flooring.

Living Room 14'9" x 10'2" (4.5 x 3.1)

having a double glazed window to the front, radiator, gas fire, television aerial point, wall light points, Karndeian flooring and twin doors opening to:

Conservatory 9'6" x 9'6" (2.9 x 2.9)

this purpose built room enjoys double glazed windows and doors opening to the rear garden.

Open Plan Kitchen Diner 14'9" x 8'10" (4.5 x 2.7)

with double glazed windows to the front and fitted with a modern range of cupboards, drawers and work surface. There is a single drainer sink with mixer tap and a four ring gas hob with extractor hood above and oven below. The kitchen also enjoys an integral fridge/freezer, Karndeian flooring, radiator and spotlights.

First Floor Landing

with a double glazed window to the rear, access to loft and doors leading off:

Bedroom One 11'5" x 10'5" (3.5 x 3.2)

having a double glazed window to the front, radiator, and a built in wardrobe. Door to: En-Suite Shower Room: with an obscure double glazed window to the rear, double shower cubicle with a mains shower and glass screen, low level WC, wash hand basin, tiled splash backs, radiator, spotlights, vinyl flooring and an extractor fan.

Bedroom Two 11'5" x 8'2" (3.5 x 2.5)

with a double glazed window to the front and a radiator.

Bedroom Three 8'10" x 6'2" (2.7 x 1.9)

having a double glazed window to the rear and a radiator.

Bathroom

with an obscure double glazed window to the front and fitted with a modern white suite comprising a low level WC, wash hand basin, panelled bath with tiled splash backs, a wall mounted mirror, extractor fan, radiator, Karndeian flooring and inset ceiling spotlights.

Outside

the property has a driveway to the side providing off road parking and giving access to the Garage: with an up and over door, overhead storage, power and lighting and a side access door. The rear garden has been designed to offer a paved patio which stands above an area of lawn, which is edged by established specimen trees and raised timber boarding. The rear garden enjoys a degree of privacy.

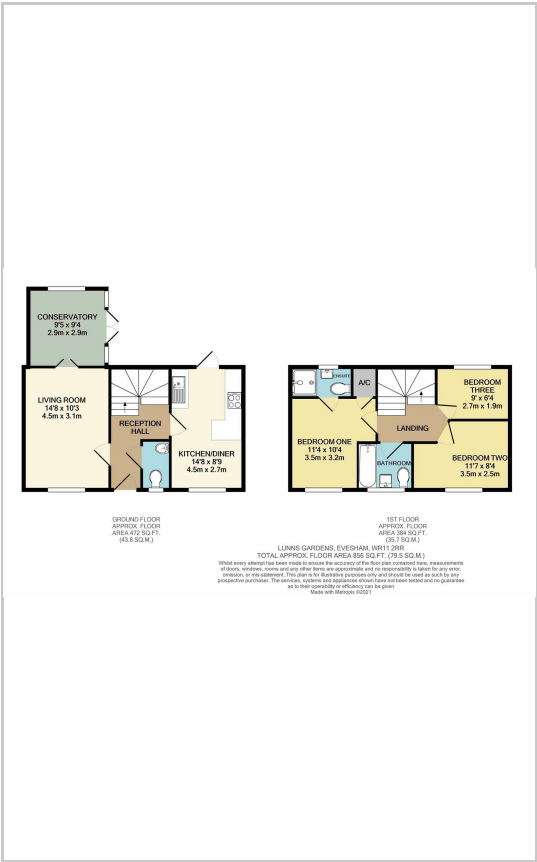
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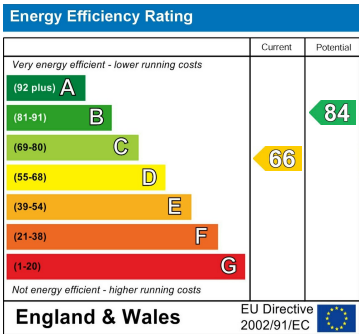
Area Map



Floor Plans



Energy Efficiency Graph



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