



Leggett & James

The Vale of Evesham Property Experts



3 Manor Road,

Middle Littleton, Evesham, WR11 8LL

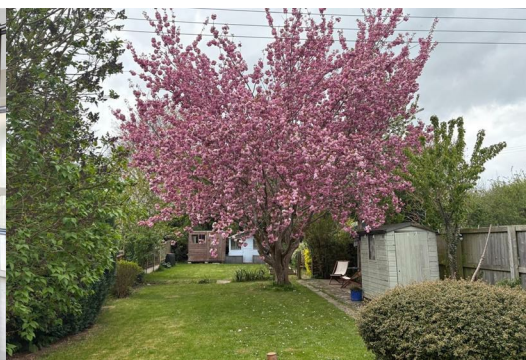
Asking Price £295,000



Enjoying a generous westerly facing rear garden, this three bedroom property is found in the pleasant rural village of Middle Littleton and offers everything you would want to create a comfortable family home.

The three bedrooms are complemented by a living room with a wood burning fire and a feature open plan kitchen dining room. Outside there is plenty of off road parking to front whilst at the rear is the real star of the show, being the extensive garden space.

Viewing of this excellent example is highly recommended to appreciate all the property has to offer and the delightful village surroundings.



Reception Hall

A double glazed front door with decorative panels and matching window to the side opens to the Reception Hall which has a panel radiator, a useful built in cupboard, stairs to the first floor and doors leading off to:

Living Room 16'9 x 11'6 (5.11m x 3.51m)

with double glazed windows to the front and rear, a panel radiator, TV connection and a feature inset multi fuel burning stove.

Open Plan Kitchen Dining Room 18'6 x 7'4 + 10 x 9'5 (5.64m x 2.24m + 3.05m x 2.87m)

with double glazed windows to the front and rear, a panel radiator and fitted with a range of cupboards, drawers and worksurfaces, which incorporates a ceramic sink with a stunning overhead mixer tap. There is also a cooker point with extractor hood above, plumbing for a washing machine and dishwasher. Double glazed doors open to the front and to the Rear Porch: this area has a double glazed window and door that leads to the rear garden along with a further door to:

Cloakroom

having a window to the rear and a low level WC.

First Floor Landing

with a double glazed window to the rear, access to the loft, a built in storage cupboard and Airing Cupboard, which houses a wall mounted gas central heating boiler and an immersion heater.

Bedroom One 15'9 x 9'3 (4.80m x 2.82m)

having a double glazed window to the front, panel radiator and a built in store cupboard.

Bedroom Two 11'11 x 10'2 (3.63m x 3.10m)

with a double glazed window to the front, panel radiator and a built in wardrobe.

Bedroom Three 12'11 x 7'3 (3.94m x 2.21m)

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

Bathroom

with an obscure double glazed window to the rear and fitted with a white suite comprising a low level WC, pedestal wash basin and a feature 'Burlington' ball and claw foot bath with shower mixer tap and further wall mounted 'Triton' electric shower. There is also a wall mounted chrome heated towel rail.

Outside

The front of the property provides off road parking space for vehicles and an area of garden with lawn and a variety of established shrubs. A path leads to both the main front door and the side entry.

At the rear is a generous enclosed garden with an area of paving close to the house and a lawn that stretches away and enjoys a favourable westerly facing aspect. The garden also offers established trees and shrubs whilst also providing a timber built shed that enjoys an electricity supply, making it an ideal hobby room, play room or potential home office. There are also two further garden sheds.

Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

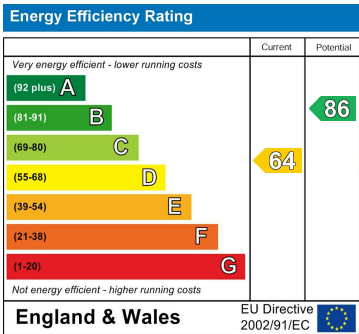
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.