

IEWS OVER FISHING
LAKES



House - Detached

LENCHWICK LANE, LENCHWICK, EVESHAM, WR11 4TG

Asking Price

£725,000

FEATURES

- Views over man made fishing lakes
- Detached with four bedrooms each with an ensuite
- One of the four bedrooms is a perfect annex for a teen or relative
- Balcony on the master bedroom over looking the garden and lakes
- Study/Snug
- EV car charger and off road parking for 7/8 vehicles or space for a motorhome
- Modern kitchen
- Utility room and downstairs WC
- EPC = C and Council Tax = G
- Needs to be viewed to truly appreciate the accommodation on offer here



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4 Bedroom House - Detached located in Evesham

Entrance Hallway

Obscure double glazed door to the side aspect, obscure double glazed window to the side aspect, single panel radiator, solid wood flooring and stairs leading to the first floor.

Kitchen

20'0" x 9'7"

Double glazed door to the rear aspect, range of wall and base units with work surface over, one and a half bowl sink, drainer, mixer tap, built in induction hob with extractor hood over, built in double electric oven, built in fridge, double panel radiator, tiled floor and stairs leading to the two. Opens to the Dining Room

Sitting Room

18'11" x 12'11"

Double glazed window to the side aspect, TV point, telephone point, fitted carpet, single panel radiator, double panel radiator, electric feature fire and two wall lights. Leads to the Dining Room.

Dining Room

18'1" x 9'1"

Two double glazed windows to the side aspect, double glazed 'French' doors to the rear aspect, two double panel radiators and fitted carpet. Stable door leading to the Utility Room

Utility Room

13'1" x 9'4" max

Double glazed window to the rear aspect, range of base units, sink, drainer, mixer tap, splash back, single panel radiator, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, tiled flooring and extractor fan.

Downstairs W/C

Low level w/c, wash hand basin, tiled splash back, heated towel rail, tiled floor, spot lights and extractor fan.

Bedroom One

22'8" x 13'6"

Double glazed door to the breakfast balcony over looking the lakes, two double glazed windows to the side aspect, double fitted wardrobes, two radiators, fitted carpet, spot lights and eaves storage. Leads to the En-Suite

Balcony

Tiled flooring and lighting

En-Suite

Rooflight to the side aspect, dual flush low level w/c, wash hand basin set into a vanity unit, tiled splash back, shower cubicle, spot lights, extractor fan and shaver point.

Bedroom Two

14'3" x 10'2"

Double glazed Dorma window to the front aspect, double glazed Dorma window to the rear aspect, two double panel radiators, fitted carpet, spot lights, eaves storage and views over looking the lakes. Leads to the En-Suite

En-Suite

Shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail, spot light, extractor fan, tiled flooring and shaver point.

Front Bedroom Three

13'5" x 11'0"

Double glazed window to the front aspect, double glazed window to the side aspect with views over the fields, double panel radiator, fitted wardrobes, fitted carpet and spot lights. Leads to the En-Suite

En-Suite

Obscure double glazed window to the side aspect, shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail and spot lights.

Bedroom Four

11'1" x 11'0"

Double glazed bay window to the front aspect, double fitted wardrobes with full length mirrored doors, double panel radiator, fitted carpet and spot lights. Leads to the En-Suite

En-Suite

Obscure double glazed window to the side aspect, low level w/c, shower cubicle, wash hand basin, tiled splash back, storage cupboard, spot lights and extractor fan.

Office/Snug

12'0" x 10'11"

Double glazed bay window to the rear aspect, double panel radiator, fitted carpet and two wall lights.

Rear Aspect

Two tier garden laid mainly to lawn, raised patio area, courtesy lighting, cold water tap, double

power point, two sheds one of which is a garden shed. Wooden Gazebo, gated side access, double gated side access for trailer and gravel area suitable for pots.

Tenure

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'G' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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Council Tax Band = G

Energy Rating = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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