



A MODERN DETACHED PROPERTY WHICH HAS BEEN REFURBISHED OFFERING LIGHT AND VERSATILE ACCOMMODATION IDEAL FOR FAMILY LIVING IN A HIGHLY DESIRABLE VILLAGE LOCATION AND BENEFITTING FROM A WONDERFUL ENCLOSED GARDEN, OFF ROAD PARKING, CONSERVATORY DOUBLE GARAGE, GAS CENTRAL HEATING AND DOUBLE GLAZING. NO ONWARD CHAIN. EPC RATING "C"

Kiln Lane - Guide Price £440,000

21 Kiln Lane, Leigh Sinton, Malvern, Worcestershire, WR13 5HH



21 Kiln Lane

Location & Description

Conveniently positioned in the highly regarded village of Leigh Sinton which provides an idyllic setting with amenities of local village shop and public house. Further and more extensive amenities such as banks, building societies, Waitrose supermarket and shops are available in the nearby town of Great Malvern.

Transport communications are excellent with Junction 7 of the M5 motorway just outside Worcester bringing The Midlands and the South West into an easy commute. A mainline railway station in Malvern Link provides direct links to Worcester, Birmingham, London, Hereford and South Wales.

Educational facilities are well catered for with a popular primary school in the village as well as Dyson Perrins Secondary School a short distance away in Malvern. There are a number of highly regarded private schools in both Malvern and Worcester.

Property Description

21 Kiln Lane is a modern, detached property situated within this quiet cul-de-sac location within the popular and much sought after village of Leigh Sinton. The property affords glimpses of North Hill and set back from the road behind a lawned foregarden with planted bed. A double width driveway allows ample parking for vehicles and provides access to the attached double garage.

A wooden, glazed front door with sensor light points to side opens to the living accommodation with sensor light point to side. The living accommodation benefits from double glazing, gas central heating and is immaculately presented and offers modern, light and airy accommodation ideal for family living or those looking for a sizeable village property.

The living accommodation in more detail comprises:

Entrance Porch

Double glazed windows to front with glimpses of North Hill. Tiled floor and obscured, glazed front door with a matching side panel opens through to

Reception Hallway

Being a welcoming space where the open wooden balustraded staircase rises to the first floor and there is a useful understairs storage cupboard. Ceiling light points, radiator. Wall mounted thermostat control point, wood effect laminate flooring and doors open through to

Dining Room 4.99m (16ft 1in) x 3.61m (11ft 8in)

An extended room enjoying a double glazed window to front and porthole double glazed window to side. A flexible and versatile space benefitting from ceiling light point, coving to ceiling and radiator. One of the key points of this room are the double doors which open through to the sitting room providing versatile accommodation providing a larger open plan space, ideal for family living.

Sitting Room 4.59m (14ft 10in) x 3.59m (11ft 7in)

Also accessed from the entrance hall having a ceiling light point, coving to ceiling, central heating radiator, electric, flame effect wall mounted fire and double glazed window. Opens through to

Conservatory 3.87m (12ft 6in) x 3.07m (9ft 11in)

Having a bank of double glazed windows to three side and double glazed doors opening and overlooking the rear garden. A useful space with wood effect laminate flooring. Power points and lighting.

Kitchen 3.49m (11ft 3in) x 3.02m (9ft 9in)

Having been refitted with a modern drawer and cupboard base units with chrome handles and carousel shelving, and rolled edge worktop over with matching wall units incorporating shelving. There is a range of integrated appliances including an INDUCTION HOB with EXTRACTOR over and Bosch eye level SINGLE OVEN. Integrated FRIDGE and DISHWASHER. Set into the worktop is a one and a half bowl stainless steel sink unit with mixer tap and drainer set under a double glazed window overlooking the





rear garden. Under cupboard and pelmet lighting. Ceiling light point, tiled splashbacks. A tiled floor flows through a doorway into

Utility Room 1.78m (5ft 9in) x 1.83m (5ft 11in)

A useful space with additional base and wall units and work surface under which is based a connection point for washing machine. Stainless steel sink. Tiled splashback, ceiling light point, wall mounted extractor fan. Radiator. A glazed wooden door giving pedestrian access to garden. Door opening through to

Cloakroom

Fitted with a white low level WC and wash hand basin with mixer tap and cupboard under. Obscured double glazed window to side. Tiled splashback, radiator, wall mounted extractor fan, ceiling light point.

First Floor Landing

Access to loft space via built in ladder and having lighting. Ceiling light point, coving to ceiling, radiator and loft access point. A useful airing cupboard housing the Worcester Bosch boiler with shelving under. Doors open through to

Master Bedroom 4.13m (13ft 4in) (Maximum into wardrobes) x 4.62m (14ft 11in)

A generous space with glimpses of North Hill through the double glazed window to front. Coving to ceiling, ceiling light point. Range of fitted wardrobes incorporating hanging and shelf space. Radiator. Door opening through to

En-suite

Fitted with a modern white suite consisting of a low level WC, pedestal wash hand basin with mixer tap and corner shower enclosure with a Triton electric shower over. Splashbacks in complimentary tiling. Wall mounted chrome heated towel rail. Light with shaver point over sink and wall mounted extractor fan. Ceiling light point.

Bedroom 2 3.49m (11ft 3in) x 3.33m (10ft 9in)

A further double bedroom positioned to the rear of the property and having a double glazed window, ceiling light point, coving to ceiling and radiator.

Bedroom 3 3.49m (11ft 3in) x 2.71m (8ft 9in)

Another double bedroom with double glazed windows, ceiling light point, radiator and coving to ceiling.

Bedroom 4 2.27m (7ft 4in) x 2.61m (8ft 5in)

Double glazed window, ceiling light point, coving to ceiling, radiator.

Bathroom

Having been refitted with a modern suite consisting of a low level WC, wash hand basin with mixer tap and cupboard under. Panel bath with mixer tap with shower head fitment and electric Triton shower over. Splashbacks in complimentary tiling. Obscured double glazed window rear, coving to ceiling, wall light point and chrome heated towel rail.

Outside

To the rear the property benefits from a lovely enclosed garden with a walled and fenced perimeter. There is gated pedestrian access to front. A crazy paving patio in the corner making an ideal seating area to enjoy the pleasantries of this setting. Further patio with space for washing line and a semi-circular feature accessed from the conservatory. There is a lawn area with shaped and planted beds including Wisteria and Roses. Metal STORAGE CONTAINER, sensor light point and outside water tap. The beds are well stocked with herbaceous plants and shrubs.

Double Garage 5.04m (16ft 3in) x 5.55m (17ft 11in)

Having electric up and over door to front, light, power and glazed wooden pedestrian door to rear. Glazed window. Access to loft storage space. Electricity connected.



Directions

From Great Malvern proceed along the A449 towards Malvern Link. After approximately half a mile at the traffic lights at Link Top turn left towards Leigh Sinton. The road forks in three directions, take the right hand fork signed to Leigh Sinton into Newtown Road. Continue this route to the outskirts of Leigh Sinton. At the T Junction with the A4103 turn left and then an immediate left into Kiln Lane. Follow the road round to the left where the property can be found after a short distance on the left hand side.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (74)



Total floor area 159.0 sq.m. (1,711 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale.



Malvern Office
01684 892809
13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

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