



# Leggett & James

The Vale of Evesham Property Experts



## Grantham Laurels Road

Offenham, Evesham, WR11 8RE

Offers Over £400,000



\*\*\*IMPRESSIVE DETACHED FAMILY HOME WITH GENEROUS RECEPTION SPACE AND ENVIABLE PLOT, LOCATED WITHIN THE POPULAR VILLAGE OF OFFENHAM\*\*\*

This impressive three bedroom detached family home offers all that any family could ever need, with generous ground floor reception space, mature gardens and a pleasant frontage & driveway leading to the garage, it is not to be missed. The property is well located within the popular village of Offenham.

As you approach the property you will find an attractive frontage, driveway for multiple vehicles leading to the garage and side gate offering access to the spacious and mature rear garden.

The spacious ground floor comprises: entrance hall, ground floor WC, living room, dining room, sitting room, kitchen, breakfast room.

The first floor comprises: first floor landing, three well proportioned bedrooms and the family bathroom.



**Entrance Hall**

The welcoming entrance hall has two double glazed windows to the front aspect, either side of the front door, panel radiator and stairs rising to the first floor.

**Ground Floor WC**

The useful ground floor WC has a low level WC, corner hand wash basin and single glazed window to the side aspect.

**Living Room 14'0 x 13'0 (4.27m x 3.96m)**

The spacious family living room is the ideal place to relax, with a feature open fireplace for those cosy evenings. The room has a double glazed bay fronted window to the front aspect and a double glazed window to the side aspect as well as a panel radiator.

**Dining Room 12'0 x 11'0 (3.66m x 3.35m)**

The dining room is the perfect place to entertain, being open to the sitting room beyond. The room has a double glazed window to the side aspect and panel radiator.

**Sitting Room 9'0 x 8'0 (2.74m x 2.44m)**

The sitting room is open to the dining room, ideal for those that like to entertain. There is a double glazed window to the side aspect and sliding doors opening into the spacious rear garden. No matter what the season, this area of the home brings the indoors and outdoors together.

**Kitchen 13'0 x 8'1 (3.96m x 2.46m)**

The spacious & modern kitchen with adjoining breakfast room is a great space for the family to come together. There are dual aspect double glazed windows to the side & rear aspects and a double glazed door offering access to the rear garden. The modern kitchen comprises of a range of wall & base units, sink with drainer and space for a fridge freezer, freestanding oven and dishwasher.

**Breakfast Room 8'0 x 7'10 (2.44m x 2.39m)**

The useful breakfast room which adjoins the kitchen comes with a range of wall & base units to match the kitchen, double glazed window to the side aspect and a double glazed door which leads onto the driveway.

**First Floor Landing**

The first floor landing has a double glazed window to the side aspect and doors offering access to all three bedrooms & the family bathroom.

**Bedroom One 13'0 x 12'0 (3.96m x 3.66m)**

Double bedroom with double glazed window to the rear aspect, panel radiator & useful built in wardrobes.

**Bedroom Two 12'0 x 11'10 (3.66m x 3.61m)**

Double bedroom with double glazed window to the front aspect & panel radiator.

**Bedroom Three 8'1 x 7'1 (2.46m x 2.16m)**

Generous bedroom with a double glazed window to the front aspect & panel radiator.

**Bathroom 8'0 x 5'10 (2.44m x 1.78m)**

The modern bathroom has a double glazed window to the rear aspect & heated towel rail. The modern suite comprises a low level WC, hand wash basin & bath with shower over and shower screen.

**Garage 16'0 x 9'0 (4.88m x 2.74m)**

The spacious garage has the benefit of power & plumbing for a washing machine. At the front of the garage is a traditional 'up and over' style garage door, to the rear is a single glazed window and personnel door leading to the garden.

**Outside**

The property occupies & generous and enviable plot.

Upon arrival you will find a spacious front garden and sizable & lengthy driveway for multiple vehicles leading to the useful garage. To the left hand side of the property is a side gate offering access to the rear garden.

To the rear is a mature, generous and well kept rear garden.

The property sits within a generous plot from the front to the rear and must be viewed to fully appreciate all that is on offer.

**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.

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.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

