



SAMUEL WOOD

69 High Street, Leintwardine, Craven Arms, SY7 0LQ

Offers In The Region Of £375,000





Nestled in the charming and very well serviced village of Leintwardine, this delightful 3-bedroom dormer bungalow offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious reception hall that leads to a well-appointed kitchen, bright conservatory, ideal for relaxation and entertaining. Along with a living room with wood burner. Also on the ground floor two bedrooms and a bathroom.

Upstairs, you'll find space for a desk/study area on the landing, an airing cupboard for added storage, and a bedroom complete with an en-suite bathroom, ensuring privacy and comfort. Outside, the property enjoys driveway parking and a garage, along with beautifully maintained gardens to the front and rear, perfect for outdoor enjoyment.

- 3 Double Bedrooms
- Large Conservatory
- Gardens Front & Rear
- Garage & Driveway Parking
- Well Serviced Village
- Gas Central Heating & Double Glazing
- EPC E

Front door opens into a

### Reception Hallway

Having door into a good sized understairs storage cupboard, wall mounted radiator and windows to front and side elevation.

### Living Room

Having a feature fireplace with wood burner fitted, 2 wall mounted radiators, bay window to frontage and sliding doors opening into the

### Conservatory

Having a tiled floor, windows to side and rear elevations with a set of double opening doors to rear garden and a secondary single door to the rear garden.

### Kitchen

Having tiled floor and a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. There is a single bowl sink and drainer unit, 4 ring integrated electric hob with oven below. Planned space for fridge freezer and washing machine, wall mounted radiator, window to rear elevation and door into conservatory.

### Bedroom 1

Having wall mounted radiator and window to the rear elevation

### Bedroom 2

Having wall mounted radiator and 2 windows to front elevation

### Shower Room

Having tiled floor, and extensively tiled walls and suite in white of wc, pedestal wash hand basin and corner shower unit, wall mounted radiator and window to frontage.

Staircase rises then to the

### First Floor Landing

With door into airing cupboard with shelving fitted, study area and eaves storage, wall mounted radiator and window to the rear elevation.

### Bedroom 3

Having 2 wall mounted radiators and windows to front and rear elevation and door into

### En-suite Bathroom

Having suite in white of wc, pedestal wash hand basin and bath with electric shower over and glass shower screen fitted and window to frontage.

### Outside

The property is approached by a tarmac driveway, with the front garden laid to lawn and access to the garage with up and over door, light and power fitted and the gas fired boiler is also located in here with window to side elevation. Gated side access then leads to the rear of the property, in the rear garden there is a patio directly off the property which is ideal for summer dining. The garden is landscaped with pathway down to the greenhouse and storage shed. The rest of the rear garden is the majority laid to lawn with a range of raised beds with mature shrubs and plants.

### Services

Mains electricity, mains water and mains drainage, heating is Lpg gas, windows are double glazed. Broadband speeds Basic 17 Mbps, Superfast 51 Mbps, Ultrafast 900 Mbps. flood Risk – Very Low,

### Local Authority

Herefordshire Council

Tax band - E

### Tenure

The property is Freehold

### Viewings

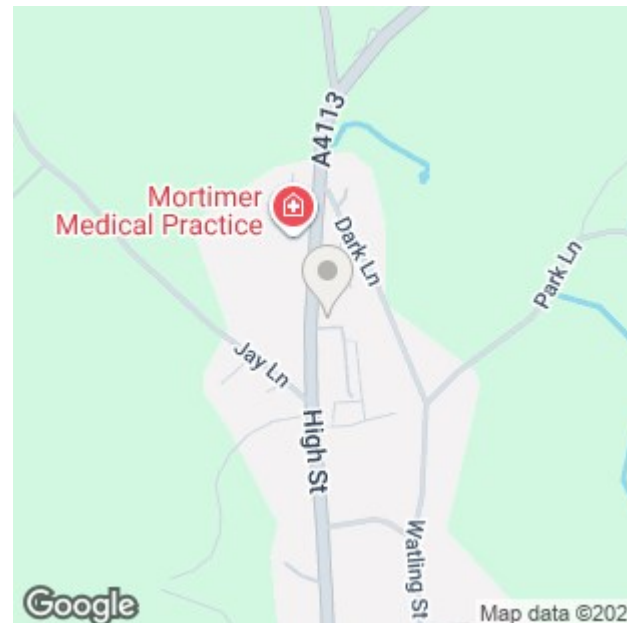
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

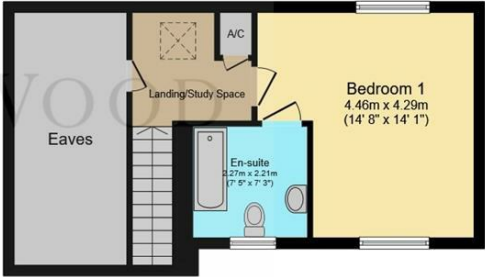
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Floor Plans



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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