



Taylor's

KINGSWINFORD, 78 Lingfield Way

£305,000

3 1 1



A MUCH IMPROVED SEMI DETACHED BUNGALOW, very well placed within a desirable 'cul de sac', in the 'Crestwood Park' development. The **SPACIOUS** layout is **WELL PRESENTED** and includes **THREE BEDROOMS**. The **LARGE DRIVEWAY** provides ample off road parking and to the rear is a **LANDSCAPED SUNNY GARDEN**.

The **EXTENDED** accommodation is **SUPERBLY APPOINTED** throughout, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall, large 'open plan' L shaped lounge with feature fire and dining room area, **LUXURY FITTED KITCHEN** with integrated hob, cooked hood, oven, dishwasher, base and wall units and WC off. There are **THREE BEDROOMS**, all with fitted bedroom furniture and refitted shower room.

The **LARGE 'IMPRESSED CONCRETE' DRIVEWAY** provides ample off road parking. The landscaped rear garden comprises of the paved patio, steps to a further patio area and well stocked borders.

Tenure: **FREEHOLD**. Construction: standard brick walls and tiled/ flat roof. Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk Assessment: Very Low. Council Tax Band B. EPC C. **KINGSWINFORD OFFICE**.

Reception Hall - 3.73m x 1.12m (12'3" x 3'8")

Lounge Area - 5.97m x 3.05m (19'7" x 10'0")

Dining Area - 3.33m x 2.39m (10'11" x 7'10")

Kitchen - 4.32m x 2.06m (14'2" x 6'9")

WC

Bedroom 1 - 3.05m x 2.9m (10'0" x 9'6")

Bedroom 2 - 2.9m x 2.67m (9'6" x 8'9")

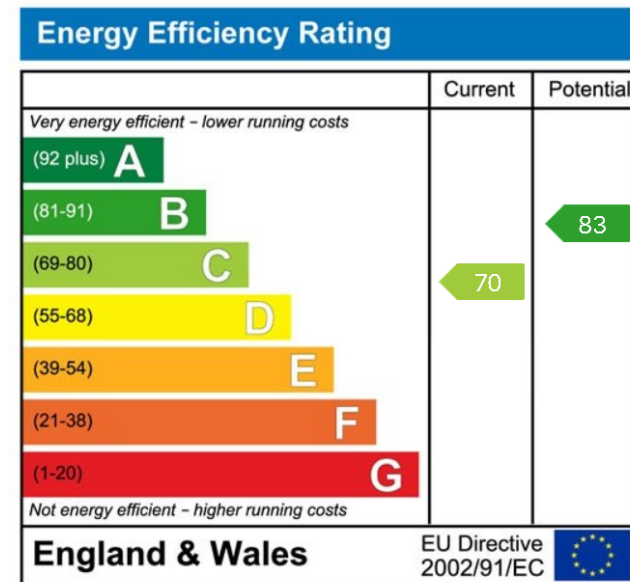
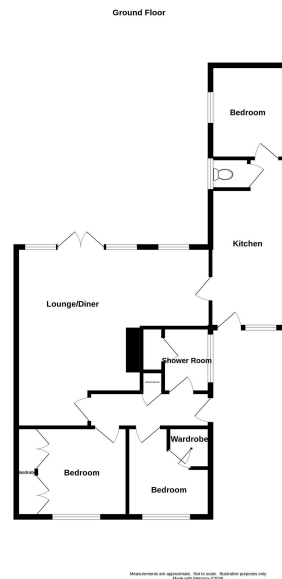
Bedroom 3 - 3.1m x 2.03m (10'2" x 6'8")

Shower Room - 2.06m x 1.68m (6'9" x 5'6")





- SEMI DETACHED BUNGALOW
- EXTENDED
- VERY WELL PRESENTED
- LANDSCAPED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- THREE BEDROOMS
- LARGE OPEN PLAN LOUNGE/ DINER
- LARGE DRIVEWAY
- CUL DE SAC
- CONVENIENT FOR AMENITIES



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