



# Leggett & James

The Vale of Evesham Property Experts



## Glevum Shinehill Lane

South Littleton, Evesham, WR11 8TP

Offers Over £485,000



\*\*\*THE PERFECT FAMILY HOME SET WITHIN AN IDYLIC VILLAGE LOCATION\*\*\*

This beautifully presented four bedroom detached village home has everything that the modern day family could ever wish for. The heart of the home boasts a show stopping kitchen/diner/family room with bifold doors leading out into the rear garden, bringing the inside and the outside of the home together.

The property is 'turn key', ready to move in and further benefits from a garage & driveway to the front aspect, ensuite shower room to the main bedroom & a private landscaped rear garden.



The Property

Upon arrival at the property you will appreciate its position within a beautiful village lane. To the front is a generous driveway for multiple vehicles, softened by areas of greenery, the driveway leads to both the garage and front door of the home.

The spacious ground floor comprises: entrance hall, ground floor WC, living room, kitchen/diner/family room, utility room.

The first floor comprises: first floor landing, four well proportioned bedrooms, family bathroom, ensuite shower room.

The property further benefits from gas central heating & double glazing throughout.

Tenure - Freehold  
Council Tax Band- D

Entrance Hall 3'2 x 13'9 (0.97m x 4.19m)

The light, airy & welcoming entrance hall creates a fantastic first impression for the home. The entrance hall is both practical & elegant with panelled walls, built in under stairs storage and a coat hanging area. There is a panel radiator and stairs rising to the first floor.

Ground Floor WC

The useful ground floor WC has a double glazed window to the front aspect. The modern suite comprises of a low level WC, hand wash basin & heated towel rail.

Living Room 13'11 x 15'9 (4.24m x 4.80m)

The stylish living room is the ideal place to relax & unwind with a feature panelled wall with storage built in either side of the attractive open fireplace. The room has a double glazed bay window to the front aspect and panel radiator.

Kitchen/Diner/Family Room 21'2 x 18'7 (6.45m x 5.66m)

The heart of the home is this beautiful and extended kitchen/diner/family room, a space for all of the family to come together. The flexible space is perfect for cooking, dining, lounging & relaxing, with bifold doors to the rear, bringing the home and the garden together. The room is light & bright with two 'Velux' style roof lights accompanying the bifold doors. The room also has a panel radiator and vertical wall mounted radiator.

The kitchen comes with a smart central island which has built in storage, a range of modern base units, eye level oven with grill, electric hob, sink with drainer, built in dishwasher and space for a fridge freezer.

Utility Room 9'7 x 6'11 (2.92m x 2.11m)

The useful utility room has a double glazed window to the rear aspect and double glazed door leading to the rear patio. The utility has space for a washing machine & tumble dryer and a ceramic 'Belfast' sink.

First Floor Landing 9'0 x 6'6 (2.74m x 1.98m)

The first floor landing has doors opening into all four well proportioned bedrooms & the family bathroom as well as a useful storage cupboard.

Bedroom One 10'0 x 17'2 (3.05m x 5.23m)

Double bedroom with dual aspect double glazed windows to the front & rear aspects and panel radiator. The main bedroom also has access to it's own ensuite shower room.

Ensuite Shower Room 6'10 x 4'1 (2.08m x 1.24m)

The modern ensuite shower room which serves the main bedroom comprises of a low level WC, hand wash basin and shower cubicle.

Bedroom Two 11'10 x 13'6 (3.61m x 4.11m)

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

Bedroom Three 11'10 x 10'0 (3.61m x 3.05m)

Double bedroom with double glazed window to the rear aspect and panel radiator.

Bedroom Four 7'9 x 10'6 (2.36m x 3.20m)

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

Bathroom 9'0 x 6'2 (2.74m x 1.88m)

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

Garage 9'10 x 10'3 (3.00m x 3.12m)

The useful garage has light & power and an electric garage door to the front aspect.

Outside

Upon arrival at the property you will appreciate its position within a beautiful village lane. To the front is a generous driveway for multiple vehicles, softened by areas of greenery, the driveway leads to both the garage and front door of the home.

To the rear of the property is a stunningly landscaped, private rear garden comprising of a decked area, several patios, generous lawn and summer house.

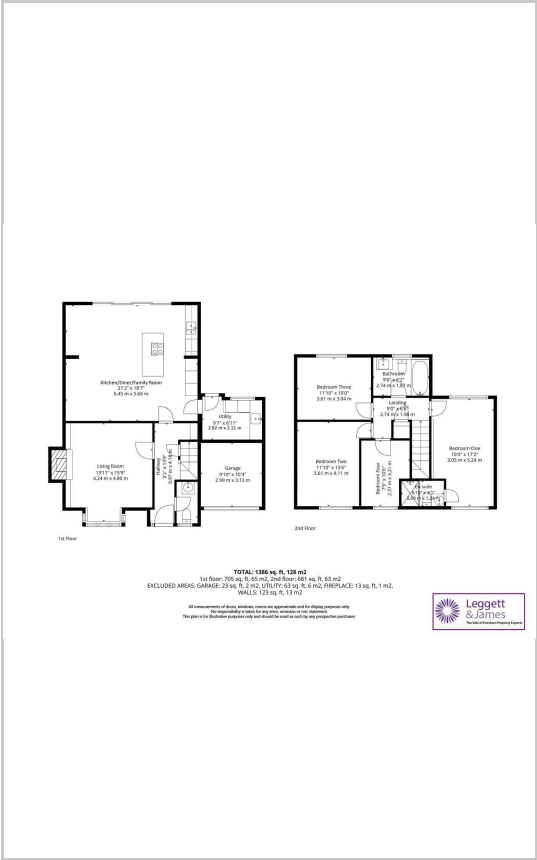
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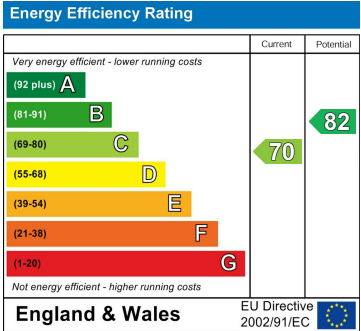
Area Map



Floor Plans



Energy Efficiency Graph



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