



**Leggett  
& James**

The Vale of Evesham Property Experts



## 10 Badsey Lane

Evesham, Worcestershire, WR11 3EZ

Asking Price £298,750



Welcome to this charming property located on Badsey Lane in the picturesque town of Evesham. This modern, detached house boasts two reception rooms inside the property and further benefits from a detached garage to the rear. A viewing of this home comes highly recommended.



An obscure double glazed door to the side opens to:

### Entrance Hall

having a panel radiator, telephone point and stairs leading to the first floor.

### Cloakroom

with a low level WC and wash hand basin.

### Sitting Room 15'1" x 11'6" (4.62 x 3.53)

having a double glazed window to the rear and double glazed French doors to the rear, panel radiator and television point.

### Kitchen 11'5" x 7'3" (3.49 x 2.22)

with a double glazed window to the front, the kitchen is fitted with a range of wall and base units with work surface over, a one and a half bowl sink with drainer and mixer tap, tiled splashback, space for fridge freezer, space for dishwasher, space and plumbing for washing machine, induction hob, electric double oven, filter hood, spotlights and a tiled floor.

### Dining Room 11'5" x 7'10" (3.49 x 2.40)

having a double glazed window to the front and a panel radiator.

### First Floor Landing

with access to the loft and door leading off.

### Bedroom One 15'1" x 11'5" (4.62 x 3.49)

having two double glazed windows to the front, panel radiator and a fitted wardrobe.

### Bedroom Two 11'6" x 8'9" (3.53 x 2.69)

with a double glazed window to the rear, fitted wardrobe and a panel radiator.

### Bedroom Three 11'6" x 6'4" (3.53 x 1.94)

having a double glazed window to the rear and a panel radiator.

### Bathroom 8'2" x 5'9" (2.51 x 1.77)

with an obscure double glazed window to the side, heated towel rail, extractor fan and a white suite comprising of low level WC, wash hand basin in vanity and panel bath with shower over.

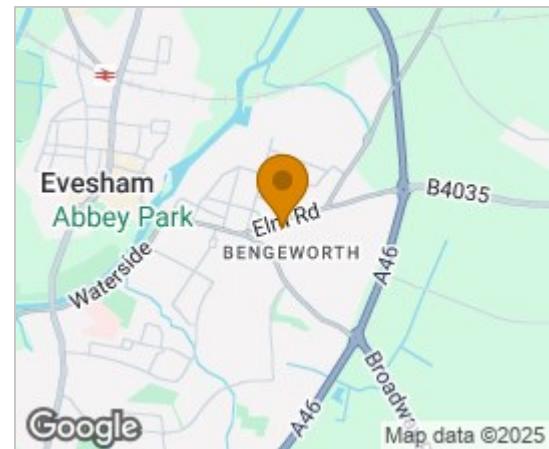
### Outside

To the front of the property is a tarmac drive providing off-road parking for ample vehicles and gated access to the rear garden. The rear garden benefits from a patio area, steps lead to an artificial lawn, and a further patio area ideal for socialising. There is also access to the detached garage which benefits from power and lighting.

### 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.

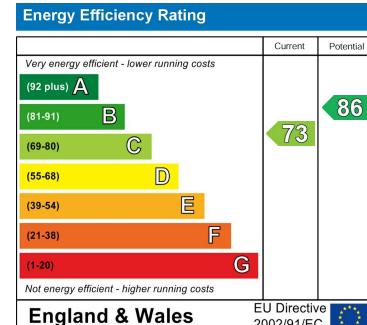
### Area Map



### Floor Plans



### Energy Efficiency Graph



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