



# Leggett & James

The Vale of Evesham Property Experts



## 3 Lunn's Gardens

Evesham, WR11 2RR

Asking Price £292,000



This modern detached family home is set within a cul-de-sac position and enjoys a pleasing secluded position to the rear. Viewing will not disappoint and is recommended.



A double glazed front door opens to:

**Entrance Hall**

having stairs to the first floor with a useful cupboard below and doors leading off to:

**Cloakroom**

with an obscure double glazed window to the front, radiator, low level WC, wash hand basin and Karndeian flooring.

**Living Room 14'9" x 10'2" (4.5 x 3.1)**

having a double glazed window to the front, radiator, gas fire, television aerial point, wall light points, Karndeian flooring and twin doors opening to:

**Conservatory 9'6" x 9'6" (2.9 x 2.9)**

this purpose built room enjoys double glazed windows and doors opening to the rear garden.

**Open Plan Kitchen Diner 14'9" x 8'10" (4.5 x 2.7)**

with double glazed windows to the front and fitted with a modern range of cupboards, drawers and work surface. There is a single drainer sink with mixer tap and a four ring gas hob with extractor hood above and oven below. The kitchen also enjoys an integral fridge/freezer, Karndeian flooring, radiator and spotlights.

**First Floor Landing**

with a double glazed window to the rear, access to loft and doors leading off:

**Bedroom One 11'5" x 10'5" (3.5 x 3.2)**

having a double glazed window to the front, radiator, and a built in wardrobe. Door to: En-Suite Shower Room: with an obscure double glazed window to the rear, double shower cubicle with a mains shower and glass screen, low level WC, wash hand basin, tiled splash backs, radiator, spotlights, vinyl flooring and an extractor fan.

**Bedroom Two 11'5" x 8'2" (3.5 x 2.5)**

with a double glazed window to the front and a radiator.

**Bedroom Three 8'10" x 6'2" (2.7 x 1.9)**

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

**Bathroom**

with an obscure double glazed window to the front and fitted with a modern white suite comprising a low level WC, wash hand basin, panelled bath with tiled splash backs, a wall mounted mirror, extractor fan, radiator, Karndeian flooring and inset ceiling spotlights.

**Outside**

the property has a driveway to the side providing off road parking and giving access to the Garage: with an up and over door, overhead storage, power and lighting and a side access door. The rear garden has been designed to offer a paved patio, which is edged by established specimen trees and raised timber boarding. The rear garden enjoys a degree of privacy.

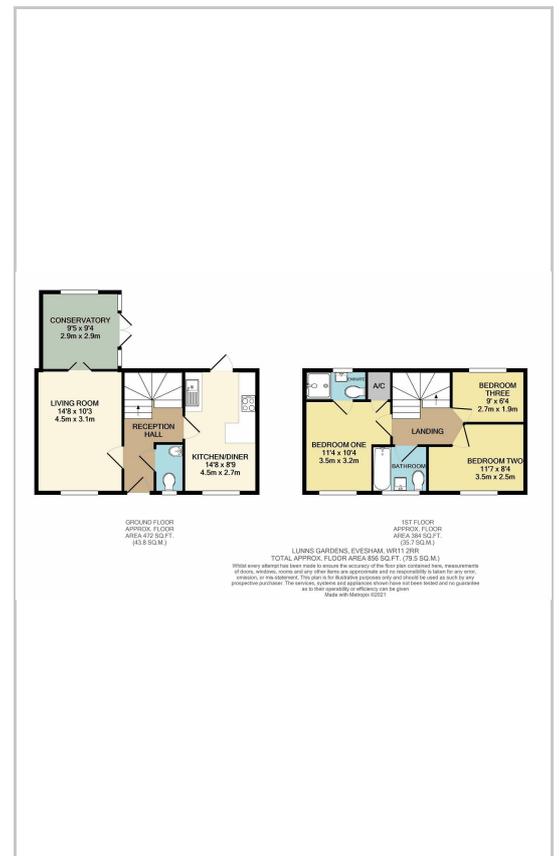
**Referrals**

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.

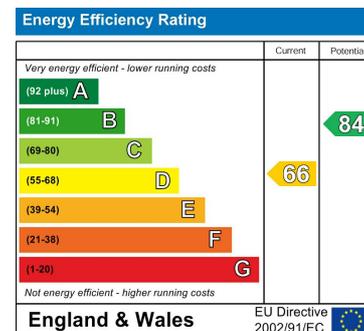
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.