



Leggett & James

The Vale of Evesham Property Experts



16 Lingfield Road

, Evesham, WR11 2XG

Offers Over £350,000



Nestled in the charming residential area of Eastwick Park, this well-presented semi-detached house offers a delightful blend of comfort and style. With four spacious bedrooms, including a cleverly converted garage that serves as the fourth bedroom, this property is perfect for families seeking ample living space.

The house boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment. The feature kitchen is a standout aspect of the home with its modern layout and functionality make it the heart of the home, ideal for family gatherings or hosting friends.

The property is situated in a popular residential area, known for its friendly community and convenient access to local amenities. With off road parking and an enclosed rear garden it makes the perfect family home.



The front door with double glazed inset panel opens to:

Entrance Porch

Having obscure double glazed windows to either side of the door and an obscure double glazed door to:

Entrance Hall

Having a radiator, stairs to first floor, door to Bedroom Four/Family Room and door to:

Living Room 14'7" x 13'7" (4.47 x 4.16)

Having a double glazed window to the front, radiator, television point and door to:

Kitchen Breakfast Room 16'8" x 9'8" (5.1 x 2.96)

Having double glazed windows to the rear and side, radiator and useful under stairs storage cupboard. The kitchen is fitted with a modern selection of wall and base units with work surfaces and matching returns. There is a breakfast bar, sink and drainer, eye level electric double oven, electric induction hob with extractor hood over, integrated dishwasher and space for a fridge freezer. Openings lead to the Utility Room and Rear Porch and a door opens to:

Dining Room 9'8" x 9'8" (2.96 x 2.95)

Having double glazed sliding doors to the garden and a radiator.

Rear Porch

Having an obscure double glazed door to the garden, wall mounted gas fired 'Vaillant' boiler with storage cupboards below and a door to:

Cloakroom

Having a dual flush low level WC, wall mounted corner wash hand basin, a radiator and an extractor fan.

Utility Room

Having a double glazed window to the side, spaces for a washing machine and tumble dryer and a door to Bedroom Four/Family Room.

Bedroom Four/Family Room

This versatile ground floor room has a double glazed window to the front, radiator, television point, spotlights and fitted wardrobes.

First Floor Landing

Having a double glazed window to the side, door to airing cupboard, loft access and doors to:

Bedroom One 11'10" x 9'7" (3.63 x 2.93)

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

Bedroom Two 11'6" x 9'6" (3.51 x 2.92)

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

Bedroom Three 8'8" x 8'7" (2.65 x 2.63)

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

Bathroom 8'6" x 5'5" (2.6 x 1.67)

Having an obscure double glazed window to the rear, radiator towel rail, spotlights and extractor fan. The white suite comprises of a dual flush low level WC, vanity wash hand basin with cupboards below and a panel bath with a rainfall shower over.

Outside

The front garden is laid to gravel with established borders and provides off road parking space for several vehicles. Gated pedestrian access leads to the side of the property and provides access to the enclosed rear garden. There is a paved seating area that gives way to an area of lawn with established well stocked borders. A further secluded paved seating area is located in one corner of the garden whilst in the other there is a timber shed.

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Area Map



Floor Plans



Energy Efficiency Graph

