



# Leggett & James

The Vale of Evesham Property Experts



## 'Lizanne Cottage' Mill Lane,

Radford, Worcester, WR7 4LP

Asking Price £325,000



This is a rare opportunity to acquire a great prospect set in the 'Lenches', which is a stunning rural part of rolling Worcestershire countryside.

The property stands in an elevated position which allows for some delightful views and also has the benefit of a detached double garage.

There are two bedrooms, with a living room, an open plan kitchen/diner, cloakroom and bathroom, whilst outside provides off road parking and a lovely established garden with a southerly facing aspect.

Available with no onward chain, this is one not to be missed.



Entrance Porch

A double glazed door opens to the enclosed entrance porch which has two useful store cupboards and a further door to a WC.

A glass panel door opens to:

Entrance Hall

enjoying a feature wood block floor, a panel radiator, stairs to the first floor and doors to the kitchen and living room.

Living Room 14'2 x 12'7 max 9'3 min (4.32m x 3.84m max 2.82m min)

having a double glazed window to the rear and a door opening to the rear garden, a stunning wood block floor, radiator and an open style fireplace.

Kitchen Diner 20'9 x 7'6 (6.32m x 2.29m)

with double glazed windows to the side and rear, a cooker point, cupboards and a single drainer sink. There is also a useful walk in pantry cupboard which houses a wall mounted 'Worcester' gas combination boiler.

First Floor Landing

having doors leading off to:

Bedroom One 19'3 x 9'3 (5.87m x 2.82m)

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

Bedroom Two 12'9 x 8'3 (3.89m x 2.51m)

with double glazed windows to the front and side, a panel radiator and a built in store cupboard.

Bathroom

with an obscure double glazed window to the side, a radiator and a suite comprising a low level WC, a pedestal wash basin and a panel bath.

Outside

The property enjoys gardens to the front, side and rear along with a Detached Double Garage: 14'5 x 14'5 enjoying an electric roll up door, power and lighting. At the front of the property there is a gravel area of off road parking, which gives way to lawn enclosed by established hedging and giving access to the entrance porch.

A pathway leads along the side of the house with established well stocked borders, which open into the rear garden. This enclosed space enjoys a pleasing southerly facing aspect and is set out to lawn, shrub borders all edged by mature hedging.

Referrals

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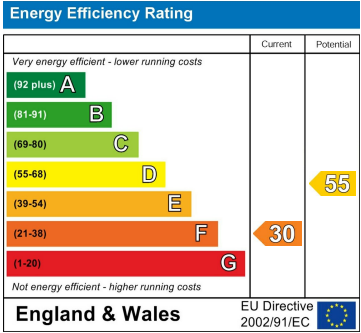
Area Map



Floor Plans



Energy Efficiency Graph



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