



32 Lingen Close, New Park Farm, Castlefields,
Shrewsbury, Shropshire, SY1 2UN

www.hbshrop.co.uk



Offers In The Region Of £299,995

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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Occupying a lovely secluded end of cul-de-sac position, this is a neatly presented, spacious and improved four double bedroom detached house. The property is situated within this favoured residential location close to good local amenities, local primary school, and tranquil riverside walks which lead to the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hallway, spacious lounge, separate dining room, attractive kitchen, first floor landing, four double bedrooms, modern re-fitted family shower room, extensive brick paved driveway providing ample off street parking, rear enclosed gardens, upvc double glazing, electric heating, pleasing secluded cul-de-sac position. Viewing is highly recommended.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hallway

Having mock tudor beams to walls, Dimplex electric heater.

Wooden framed door from entrance hallway gives access to:

Spacious lounge

23'2 x 14'4

Having upvc double glazed window to front and rear, upvc double glazed French doors giving access to rear gardens, mock timber style beams to ceiling, attractive brick style hearth with exposed timber fire surround, Dimplex electric heater.

Wooden framed door from lounge gives access to:

Kitchen

10'6 x 9'10

Having attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated double oven, four ring electric hob with concealed cooker canopy over, space for further appliances, tiled floor, tiled splash surrounds, mock timber style beams to ceiling, upvc double glazed window to rear, upvc double glazed door giving access to side of property, glass display cabinet.

Wooden framed glazed door from kitchen gives access to:

Dining room

17'1 x 9'10

Having upvc double glazed windows to front and side of property, Dimplex electric heater, range of mock tudor style exposed timbers and beams.

From entrance hallway stairs rise to:

First floor landing

Having feature walls with mock style exposed timbers.

Doors then give access to: Four good size bedrooms and modern re-fitted shower room.

Bedroom one

11'6 x 10'6

Having upvc double glazed window to front, wall mounted electric heater, built-in double wardrobe.

Bedroom two

11'2 excluding recess x 8'6

Having two upvc double glazed windows to front, wall mounted electric heater.

Bedroom three

14'4 max x 7'10

Having two upvc double glazed windows to rear, open fronted fitted double wardrobe, wall mounted electric heater.

Bedroom four

10'7 x 9'7

Having upvc double glazed window to rear, fitted double wardrobe.

Modern re-fitted shower room

Having shower area with drench shower over plus hand-held shower attachment off with glazed contemporary shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, upvc double glazed window to side, mirror fronted bathroom cabinet, recessed spotlights to ceiling, fully tiled to walls, tiled floor, heated chrome style towel rail, loft access, extractor fan.

Outside

To the front of the property there is an extensive brick paved driveway providing ample off street parking for a number of vehicles. This then extends to the side of the property which could be an ideal space for a caravan, small boat further vehicles etc. Access is then given to the:

Rear gardens

Having brick paved patio/sun terrace, lawned garden, outside cold tap and security light. The rear gardens are enclosed.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

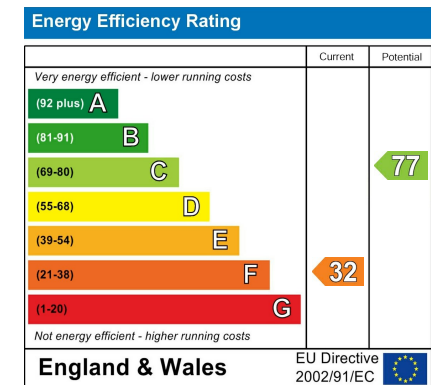
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

