



JonathanWright
estate agents



7 Lower Leys Way, Leominster, HR6 0SS. £360,000

**7 Lower Leys Way
Leominster
HR6 0SS**

£360,000

PROPERTY FEATURES

- Detached House
- 4 Bedrooms
- En-Suite/Shower Room
- Lounge
- Dining Room
- Ground Floor Cloakroom/W.C.
- Fitted Kitchen
- Family Bathroom
- Safe & Secure Rear Garden
- Driveway & Single Garage

To view call 01568 616666





A large modern, detached house offering double glazed and gas fired centrally heated accommodation to include a reception hall, large lounge, modern fitted kitchen with appliances, separate dining room, ground floor cloakroom/W.C, 4 good size bedrooms, 3 with built-in wardrobes, en-suite/shower room and outside gardens to front, driveway to side, single garage and easily maintained patio gardens to rear. Lower Leys Way is within level walking distance of Leominster's town centre and is also close to Leominster' schools, leisure centre and swimming pool. The details of 7 Lower Leys Way, Leominster are further described as follows:

The property is a large detached house of brick construction under a tiled roof. A canopy porch over the front door opens into the reception hall, having double opening door into the lounge. The lounge has a bay window to front and double opening French doors to rear. From the reception hall a door opens into a storage/cloaks cupboard and also a door opening into ground floor cloakroom having a low flush W.C and wash hand basin. From the reception hall a door opens into the dining room having a bay window to front and a doorway leading through into the kitchen and also a connecting door back to the main reception hall. The modern fitted kitchen has units to include an inset 4 ring gas hob, extractor hood with light over and working surfaces to either side with base units of cupboards and drawers. There is an integral dish washer, an integral washing machine, built-in wine rack and in a tall housing unit is a fan assisted double oven with grill and microwave. To the side is a fridge/freezer, plenty of eye-level cupboards, ceiling lighting, window to rear and a door opening to the outside. From the reception hall a staircase rises up

to the first floor landing with doors off to bedrooms. Bedroom one. (The measurement is taken to the front of a floor to ceiling built-in wardrobe). The bedroom has a window to front and a door opening into an en-suite/shower room. The en-suite/shower room has an enclosed shower cubicle, low flush W.C, wash hand basin and an opaque glazed window to front. Bedroom two has double glazed window to front and built-in wardrobes. Bedroom three has a window to rear, built-in wardrobes and top boxes. Bedroom four has a widow to rear. Off the landing a door opens into the family bathroom having a suite to include a panelled bath, mixer tap with shower attachment over, wash hand basin, low flush W.C. and opaque double glazed window to rear.

OUTSIDE.

The property is approached to the front with an easily maintained stone driveway, floral and shrub borders. To the side is a tarmac driveway with parking for motor vehicles and at the rear of the drive is a garage.

GARAGE.

Having an up and over front door, power, lighting and a door to side opening into the rear garden.

REAR GARDEN.

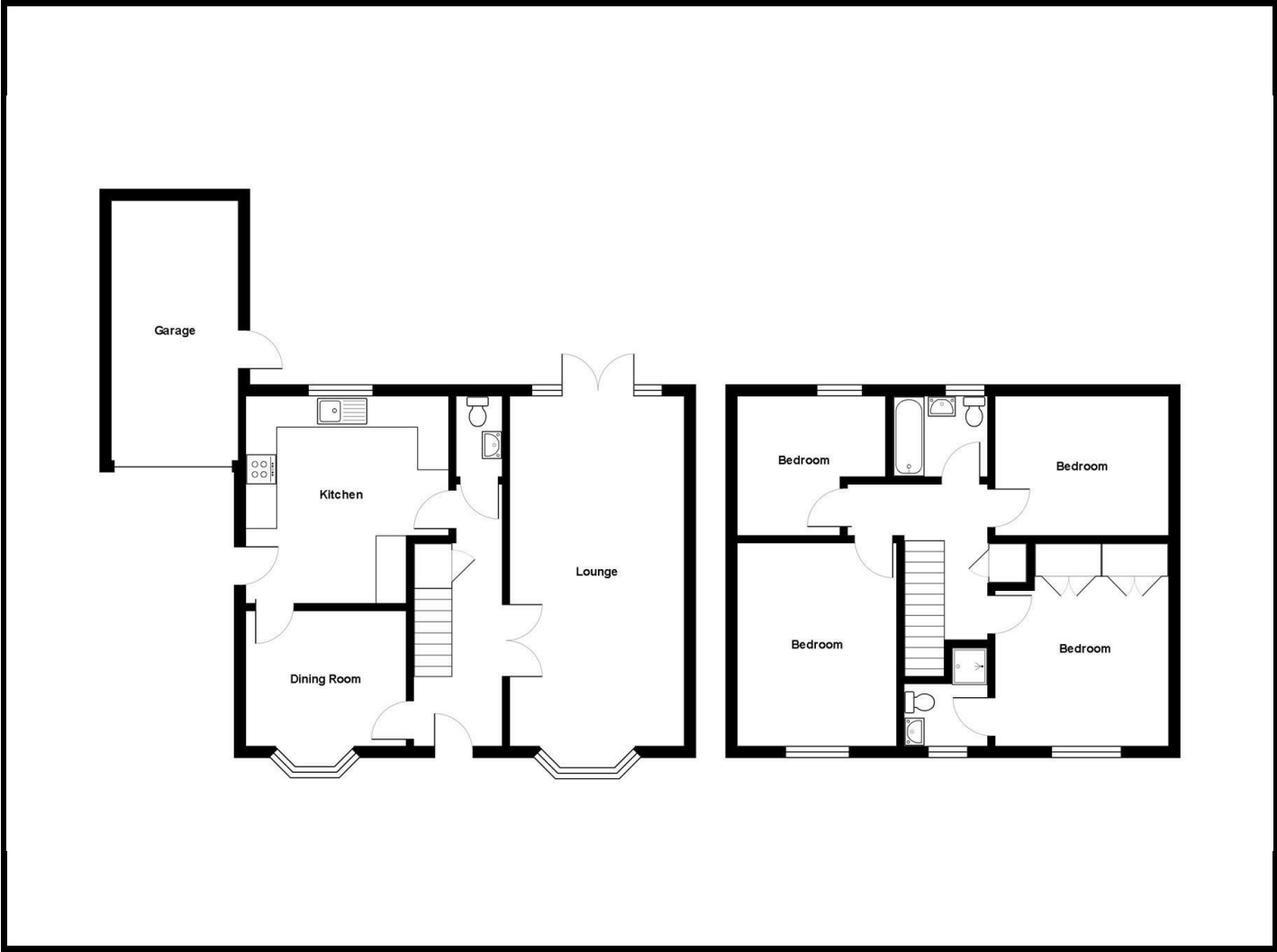
The safe and enclosed rear garden has panelled fencing to boundaries and easily maintained. There is a patio area, gravelled gardens, floral shrub borders and an ornamental fish pond.

SERVICES.

All mains services are connected and gas fired central heating.

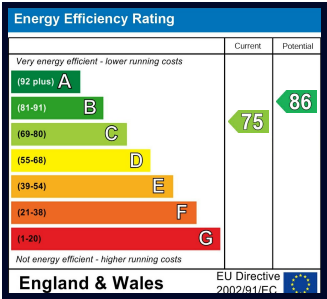
ROOMS AND SIZES

Reception Hall	
Lounge	7.39m x 3.43m (24'3" x 11'3")
Ground Floor Cloakroom/W.C.	
Dining Room	3.12m x 3.28m (10'3" x 10'9")
Kitchen	4.14m x 3.84m (13'7" x 12'7")
Bedroom One	3.48m x 3.35m (11'5" x 11')
En-Suite	
Bedroom Two	3.35m x 3.05m (11' x 10')
Bedroom Three	3.48m x 2.74m (11'5" x 9')
Bedroom Four	2.97m x 2.67m (9'9" x 8'9")
Bathroom	
Garage	5.05m x 2.49m (16'7" x 8'2")
Rear Garden	



PROPERTY INFORMATION

Council Tax Band - E
Property Tenure - Freehold



Appliances
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.
Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.