



JonathanWright
estate agents



Kinley Field , Luston, Leominster HR6 0EB. £480,000

**Kinley Field
Luston
Leominster
HR6 0EB**

£480,000

PROPERTY FEATURES

- **A Newly Refurbished Detached Bungalow**
- **3 Bedrooms**
- **En-Suite**
- **Lounge**
- **Kitchen/Dining Room**
- **Family Bathroom**
- **Fully Insulated Double Garage**
- **Landscaped Garden**
- **Plenty Of Parking**
- **Village location**



To view call 01568 616666



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A recently refurbished, completely modernised bungalow offering smart, well presented living accommodation, double glazed, oil fired centrally heated, having a porch to front, L shaped reception hall, lounge with wood burning stove, fitted kitchen/dining room with appliances, 3 bedrooms, fitted bedroom furniture, en-suite shower room, main family bathroom and outside landscaped gardens, just over a quarter of an acre, a detached timber clad double garage/gym/workshop/ office and all situated in the centre of the village of Luston, being only 3 miles to the north of Leominster.

An internal inspection is recommended of the lovely bungalow.

Viewing is strictly by prior appointment with the selling agents.

Details of Kinley Field, Luston, Nr Leominster are further described as follows:

The property is a detached bungalow.

A porch gives access through to a double glazed entrance door with a double glazed panel to side into an L shaped reception hall having ceiling downlighters, smoke alarm, power points, panelled radiator and a door opening into the lounge.

The lounge has a feature brick fireplace, heavy timber, lintel over and inset is a wood burning stove. There are ceiling downlighters, wall lighting, internet connection, smoke alarm and 2 windows both to front and a panelled radiator under.

From the reception hall a glazed panelled door opens into the kitchen/dining room. The modern fitted kitchen has units to include an inset, stainless steel sink, mixer tap over, working surfaces to either side and plenty of base cupboards and drawers. There is a built-in washing machine, built-in fridge/freezer, matching eye level cupboards, centre island with cupboards under and breakfast bar. There is also a Lamona electric ceramic hob, extractor hood with light over and a matching fan assisted oven and grill. The flooring is a good quality laminate floor which covers the rooms in the bungalow. In the kitchen/dining room there is plenty of room for a large dining table and chairs, a panelled radiator, ceiling downlighters, smoke alarm, window to rear, window to side and double opening French doors opening to the rear.

From the reception hall doors lead off to bedrooms. Bedroom one has a double glazed window to rear, ceiling downlighter, built-in bedroom furniture, including wardrobe and Chester drawers, wall lighting, panelled radiator and a door to an en-suite/shower room.

The en-suite/shower room has a shower cubical, shower and rain shower over, built-in vanity wash hand basin, enclosed low flush W.C, ceiling downlighters and a vertical heated towel rail/radiator.

Bedroom two has a built-in wardrobe, window to front,

panelled radiator, wall lighting and ceiling downlighters.

Bedroom three also has a built-in wardrobe, ceiling downlighters, panelled radiator and a double glazed window to front.

From the reception hall a door opens into the main bathroom having a suite in white of a panelled bath, mixer tap, rain shower and hand shower attachment over and ceramic tiled to ceiling height within the shower area. There is a low flush W.C, built-in his and hers wash hand basins and cupboards under. There is a vanity mirror with light, ceiling downlighter, an opaque double glazed window to rear, a vertical heated towel rail/radiator and an extractor fan over.

In the reception hall a door opens into an airing cupboard housing a Worcester oil fired, central heating boiler heating radiators and hot water.

OUTSIDE.

The bungalow is situated in the centre of the village of Luston and is approached to the front across a brick paved driveway with a 5 bar gate giving access onto a large tarmac driveway to the side. The driveway runs to the side of the bungalow and around to the rear, providing plenty of parking and turning spaces. There is mature hedging to front, panelled fencing a lawned garden to front, rockery garden, all landscape with borders and rustic panelled features. The panelling runs across the side of the drive with access to a large timber clad double garage.

GARAGE.

The double garage would make an ideal games room, gym or even office space and is dry lined with double glazed windows, lighting and also has its own RCD protected circuits.

REAR GARDEN.

The gardens in total are approximately 0.28 acre. Having a level rear garden, recently turfed, with a mix of trees and plants. There are rustic bark covered borders, also private, not overlooked and also has a recently erected, timber built garden shed. To the side is the new oil tank, feeding the oil central heating system.

AGENTS NOTE.

The bungalow, which has been completely refurbished and modernised throughout to a high standard and is offered for sale with no-ongoing chain.

SERVICES.

Mains electricity, mains drainage and oil fired central heating.

ROOMS AND SIZES

Reception Hall

Lounge 4.17m x 3.84m (13'8" x 12'7")

Kitchen/Dining Room 5.66m x 3.10m (18'7" x 10'2")

Bedroom One 3.28m x 3.10m (10'9" x 10'2")

En-Suite/Shower Room

Bedroom Two 3.23m x 2.74m (10'7" x 9')

Bedroom Three 2.79m x 2.62m (9'2" x 8'7")

Bathroom

Garage 6.50m x 5.84m (21'4" x 19'2")

Rear Garden

PROPERTY INFORMATION

Council Tax Band - D

Property Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Appliances

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

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