



Hillcroft Green Lane, Leominster, Herefordshire HR6 8QW. £395,000

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Leominster
Herefordshire
HR6 8QW**

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PROPERTY FEATURES

- **An Extended Detached House**
- **4 Good Size Bedrooms**
- **Lounge with Wood Burner**
- **Family Kitchen/Dining Room**
- **Snug**
- **Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **Family Bathroom & En suite**
- **Good Size Rear Garden**
- **Parking**

To view call 01568 616666



JonathanWright
estate agents





An extended, detached house offering spacious UPVC double glazed and gas fired central heated accommodation to include a reception hall, lounge with a bay window and wood burning stove, a modern family kitchen/dining room, snug, utility room, ground floor cloakroom/W.C, 4 good size bedrooms, en-suites bathroom, main family bathroom and outside a good size lawn garden to front, a garden to rear with storage shed and parking for vehicles to the rear of the property.

The property is situated in the attractive and leafy Green Lane, with attractive countryside walks close by and also Leominster's town centre is just a short walk away with a wide range of amenities to include shops, supermarkets and schools.

Details of Hillcroft, Green Lane, Leominster are as follows:

A UPVC double glazed entrance door opens into an enclosed porch having a UPVC double glazed window to front and a glazed panelled door opening into the reception hall. The reception hall has wooden flooring, a useful under stairs storage area. A door gives access into the lounge.

The good size lounge has a UPVC double glazed bay window to the front, wall lighting and a feature fire place with wood burning stove standing on a raised hearth.

The reception hall leads into the impressive, family kitchen/dining room having a wooden working surface with an inset sink unit with cupboard and an integral dish washer under. The working surface continues with base units to include cupboards and drawers and also an integral electric double oven with cupboards over and under. There is an island with an inset induction hob with cupboards and drawers and shelving under and the kitchen/dining room also has inset lighting, wooden flooring, ample room for a family size dining table, UPVC double glazed windows to either side, a door into a useful pantry with shelving and lighting and also a wood burning stove.

An archway leads off the kitchen/dining room to a snug.

The snug has wooden flooring and a UPVC double glaze French doors opening out to a rear patio.

A door from the kitchen/dining room opens into the utility room. The good size utility room has room for an American style fridge/freezer, a double glazed window to the rear, a door into a utility cupboard with plumbing and drainage for a washing machine and a door into a ground floor cloakroom.

The cloakroom has a low flush W.C, wall mounted wash hand basin and a frosted UPVC double glazed window to rear.

A door from the utility room opens to a covered walkway with gated access to the front and a UPVC double glazed door to the rear garden.

From the reception hall a staircase rises up to the first floor landing having a UPVC double glazed window to the side, an inspection hatch to the loft space above and doors off to bedroom accommodation.

Bedroom one is a good size bedroom having a UPVC double glazed bay window to the front, ample room for bedroom furniture and a door into an en-suite bathroom.

The en-suite bathroom has a P-shaped bath with a mains fed shower over and glass shower screen and a vanity unit with an inset sink unit and a low flush W.C. There is also a frosted UPVC double glazed window to the front and an extractor fan.

Bedroom two is generously sized, having a UPVC double glazed window to the side and double opening doors into a wardrobe fitment and also built-in shelving.

Bedroom three is also a good size bedroom having a UPVC double glazed window to the side.

Bedroom four has 2 UPVC double glazed windows to the rear.

A door from the landing opens into a spacious family bathroom having a four piece suite to include a shower cubicle, a side panelled bath, low flush W.C, wash hand basin, a frosted UPVC double glazed window to the rear and a heated towel rail.

OUTSIDE.

The property is situated in a sought after and elevated position along Green Lane and has pedestrian access to the front onto a pathway with steps leading up to the front door. Also to the front is a good size lawned garden with shrub borders and a pathway leading to the side of the property with access to the rear garden.

REAR GARDEN.

The property enjoys a good size rear garden idea for families, having a slab patio seating area, outside lighting, an external power point and cold water tap. The garden is laid mainly to lawn with a further patio seating area and to the rear of the garden and also a timber built storage shed. A gate to the rear of the garden gives access to a parking area that can be accessed off Ginhall Lane, Leominster.

SERVICES.

All mains services are connected and gas fired central heating.

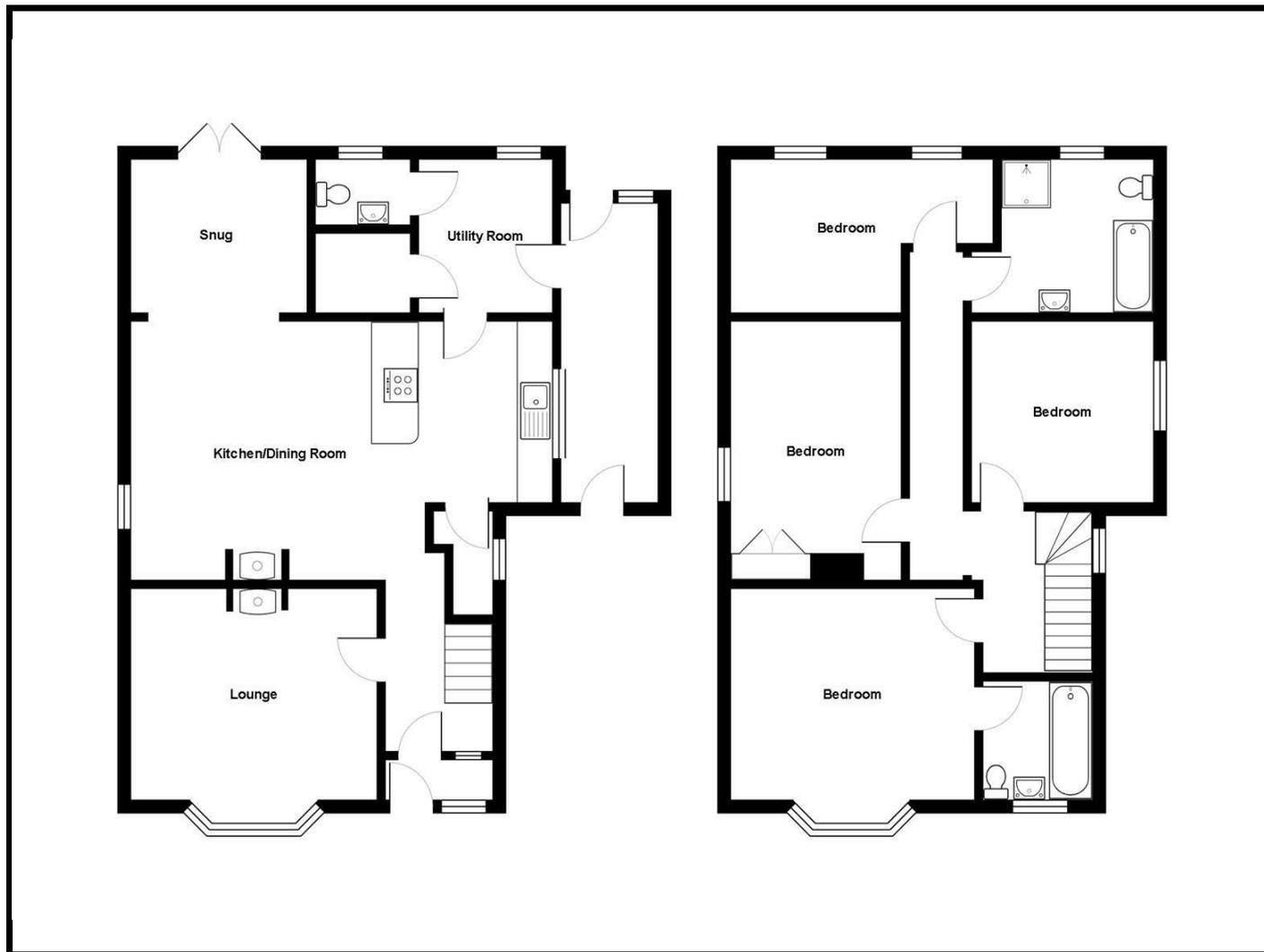
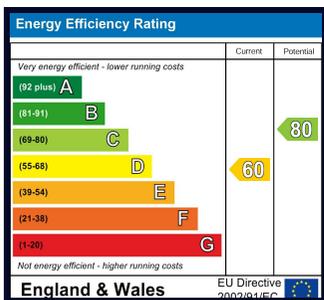


ROOMS AND SIZES

Reception Hall	
Lounge	4.27m x 4.11m (14' x 13'6")
Kitchen/Dining Room	7.34m x 4.47m (24'1" x 14'8")
Snug	3.05m x 2.64m (10' x 8'8")
Utility Room	2.74m x 2.36m (9' x 7'9")
Ground Floor Cloakroom/W.C.	
Bedroom One	4.34m x 4.32m (14'3" x 14'2")
En-Suite	
Bedroom Two	4.04m x 2.97m (13'3" x 9'9")
Bedroom Three	3.10m x 3.05m (10'2" x 10')
Bedroom Four	4.75m (max) x 2.84m (15'7" (max) x 9'4")
Family Bathroom	
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.

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