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**32 Sandpits, Leominster, HR6 8HT. £230,000**

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## PROPERTY FEATURES

- End Terraced House
- 2 Double Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Breakfast Room
- Shower Room
- Gardens To Front & Side
- Good Size Rear Garden
- Parking For Vehicles
- Potential to Extend



To view call 01568 616666



A well presented and spacious end of terrace house, occupying a large corner plot position with potential for further extension and offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, reception hall, lounge/dining room, modern kitchen, breakfast room, 2 double bedrooms, shower room and outside good size gardens to front and side, a large garden to rear and a driveway with parking for motor vehicles. Sandpits is well positioned for Leominster's town centre and amenities to include nearby schools, doctors surgery with pharmacy and Leominster's town centre has a wide range of shops, supermarkets, cafes and restaurants.

A UPVC double glazed entrance door opens into an enclosed porch with a UPVC double glazed window to side and a glazed panelled door into a reception hall.

The reception hall has laminated flooring, a UPVC double glazed window to side and a door opening into the lounge/dining room.

The good size lounge/dining room has a feature fireplace with a gas living flame and coal effect fire sanding on a raised hearth, a UPVC double glazed window overlooking gardens to the front, room for a family size dining table and UPVC double glazed French doors giving access to the rear patio.

From the hallway a door opens into the kitchen. The well fitted kitchen has a working surface with an inset stainless steel sink unit with cupboard and planned space under with plumbing for a washing machine. The working surfaces continue with base units to include cupboards and drawers and built into the working surface is a 4 ring electric hob with a stainless steel extractor hood with light over and an electric oven under. The kitchen has a range of wall cupboards, a matching larder unit and a UPVC double glazed window with attractive outlook over rear gardens. There is a door into a pantry with shelving and a feature archway leading into a breakfast room. The breakfast room enjoys a double aspect of UPVC double glazed windows to front, and side, room for a breakfast table, working surfaces with cupboards under and a UPVC double glazed door giving access to the rear garden. Situated in the breakfast room is a Worcester gas boiler heating hot water and radiators as listed.

From the reception hall a staircase rises up to the first floor landing, having a UPVC double glazed window to side, an inspection hatch with a drop down ladder to the loft above and doors off to

bedrooms.

Bedroom one. The good size double bedroom has built-in wardrobe fitment with sliding doors, 2 UPVC double glazed windows to front and bifold doors into a good size storage cupboard with shelving and hanging rail.

Bedroom two is also a good size double bedroom having a UPVC double glazed window to the rear, a door into a storage cupboard with hanging rail and shelving and ample room for bedroom furniture.

From the landing a door opens into a shower room, having a modern suite to include a corner shower cubicle with sliding doors, an electric shower over and wet walling to splashbacks. There is a pedestal wash hand basin, low flush W.C, a frosted UPVC double glazed window to rear and an extractor fan.

#### OUTSIDE.

The property is situated in a mature and well respected residential position and has pedestrian gated access to the front and a pathway giving access to the main front door. There is also a lawned garden with shrub border and gated access for vehicles on to a good size driveway offering plenty of parking. The lawned gardens continue to the side of the property with well maintained fencing and gated access to the rear garden.

#### REAR GARDEN.

The property enjoys a good size garden and is ideal for keen gardeners and young families. There is a raised patio seating area with an attractive outlook and steps leading down to the main garden. The main garden is laid to lawn and has a further patio seating area and also a large gravelled garden with a summerhouse. The garden continues to the rear where there are vegetable gardens and a variety of storage sheds.

#### SERVICES.

All mains services are connected, gas fired central heating via a combination boiler system.

#### AGENTS NOTE.

The property enjoys a good size corner plot position, with large gardens to both side and rear and offers great potential for further extension, subject to any local authority regulations.

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room

5.59m x 3.66m max (18'4" x 12'0" max )

Kitchen 2.79m x 2.54m (9'2" x 8'4")

Breakfast Room 3.38m x 2.16m (11'1" x 7'1")

Bedroom One 4.14m x 2.79m (13'7" x 9'2")

Bedroom Two 3.73m x 2.67m (12'3" x 8'9")

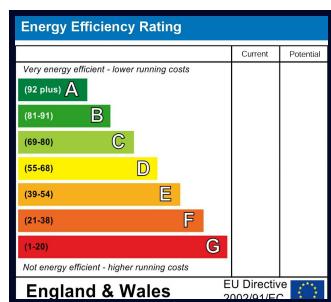
Shower Room

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - B

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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