



The Orchard Leominster, HR6 9RX
Guide Price £375,000



DESCRIPTION The property is accessed via a gated driveway with ample parking for vehicles and access all around the property. The front door leads to the lobby with door out to the rear garden and access to the living spaces and utility room.

To the front of the property is a well appointed Kitchen Diner, having ample eye level and low level units, built in eye level oven and hob, space for dishwasher and space for dining and entertaining. 2 front facing windows allow lots of light into the room and a door leads off to the inner hallway and bedrooms. The Lounge is located at the rear, having doors out to the garden and further window. A door leads back into the lobby and also into the inner hallway, giving a great flow throughout the property. Off the inner hallway are 2 double bedrooms and a 4 piece bathroom, having separate bath and shower cubicle, being neutral with a white suite.

OUTSIDE The gardens are a great feature, having a fantastic patio space, a summer house and storage shed and large lawn area. From the garden is access into the part converted garage, now fully insulated and utilised as a study room, having window and door, great for a work from home space or hobby room.

LOCATION Kingsland is one of the most sought-after North Herefordshire villages set amidst delightful rural countryside. The village has a thriving and friendly community and offers an excellent range of amenities including two well-supported pub/restaurants together with post office shop, sought-after primary school, village hall with tennis courts and playing fields, Parish Church, Doctor's Surgery and the Luctonians Sports Club on the fringe of the village. The market town of Leominster is only 4 miles distant, the Cathedral City of Hereford approximately 15 miles, and the South Shropshire town of Ludlow approximately 8 miles.

Services and Expenditure

Tenure: Freehold

Services Connected: Mains Gas, Electric & Water

Council Tax Band: D

Broadband availability: Superfast 80 Mbps

Agents Note - The property has Solar Panels, our client is a beneficiary and is in the process of putting together the information for this. A Planning application has been made on the land behind The Orchard. The planning is for 5 oak framed houses and an orchard and wildflower meadow. The application can be found under planning number: P232353/F

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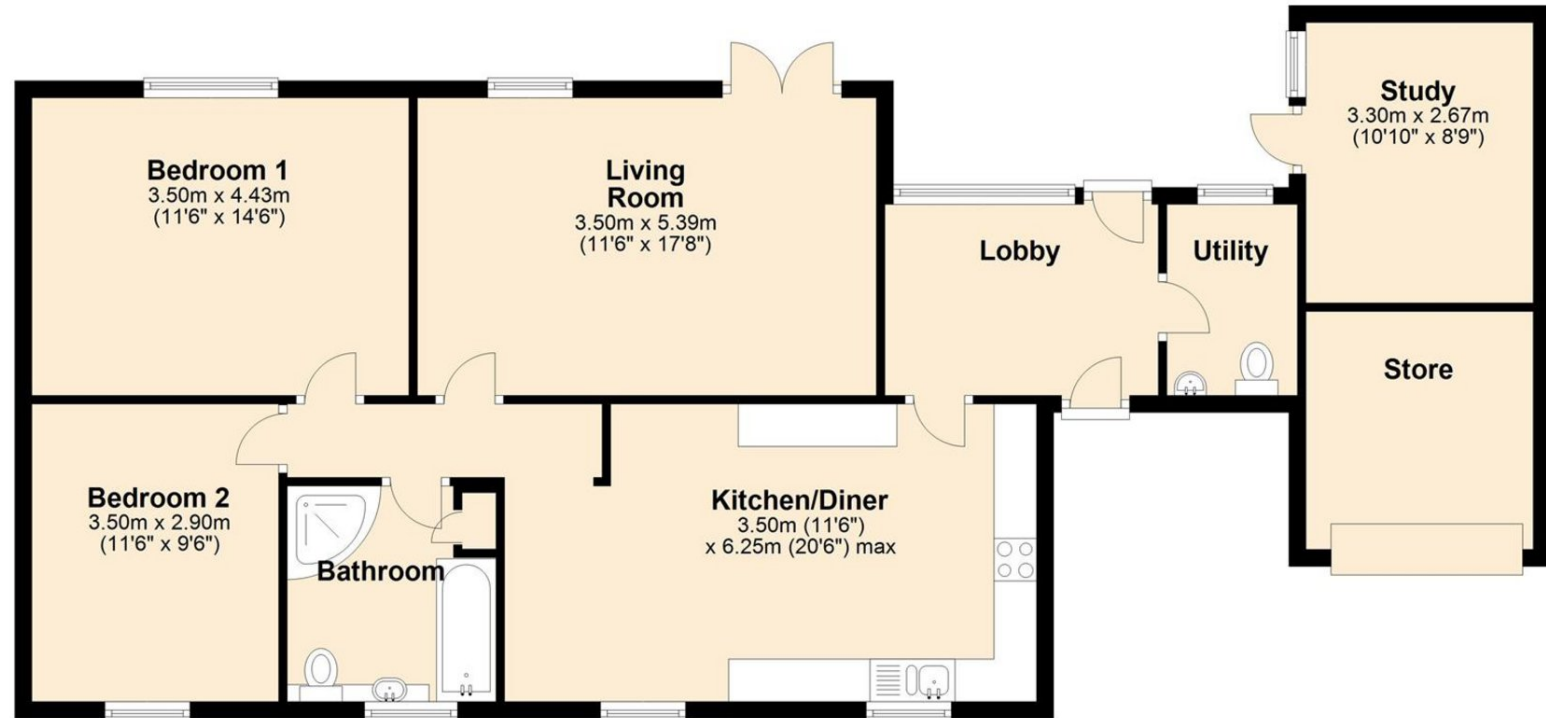




- Detached Bungalow In Popular Village
- Kitchen Diner & Lounge & Study Room
- 2 Bedrooms and 4 Piece Bathroom
- Private Garden opening onto fields
- Ample Gated Driveway Parking
- Sold with No Onward Chain

Ground Floor

Approx. 105.1 sq. metres (1131.4 sq. feet)



Total area: approx. 105.1 sq. metres (1131.4 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B	89	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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