

16 Lingfield Road, Evesham, WR11 2XG

Offers over £350,000

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CHRISTIAN LEWIS PROPERTY



16 Lingfield Road

Evesham, WR11 2XG

- Spacious three/four bedroom family home
- Impressive kitchen with breakfast bar
- Separate utility room & ground floor WC
- Extensive driveway parking for multiple vehicles
- Beautifully presented throughout
- Generous and versatile living accommodation
- Attractive, established rear garden
- Viewing highly recommended

A beautifully presented three/four bedroom family home, offering spacious and versatile accommodation, an attractive rear garden and extensive off-road parking.

The property offers an excellent balance of living and bedroom accommodation, beginning with a generous lounge to the front. A separate dining room provides further reception space, creating a particularly sociable layout.

At the heart of the home is an attractive kitchen/diner, finished with a range of units, work surfaces and a breakfast bar. The kitchen is complemented by a separate utility room, providing additional storage and appliance space, together with a useful ground floor WC.

Also positioned on the ground floor is a versatile additional room, offering the flexibility to be utilised as a fourth bedroom, playroom or dedicated home office.

To the first floor are three bedrooms, including two generous double rooms, alongside the family bathroom.

Outside, a substantial gravelled driveway to the front provides an excellent amount of off-road parking, whilst the rear garden offers a particularly attractive and established outdoor space. Predominantly laid to lawn, the garden features well-stocked borders, mature planting and paved seating areas, with plenty of space for outdoor dining and entertaining.

Lingfield Road is conveniently positioned for Evesham town centre and its wide range of shops, amenities and transport links, whilst a choice of local schooling is also within easy reach.

A superb family home offering generous and adaptable accommodation, excellent parking and an established rear garden, with viewing highly recommended to appreciate the space and versatility on offer.





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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating D

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



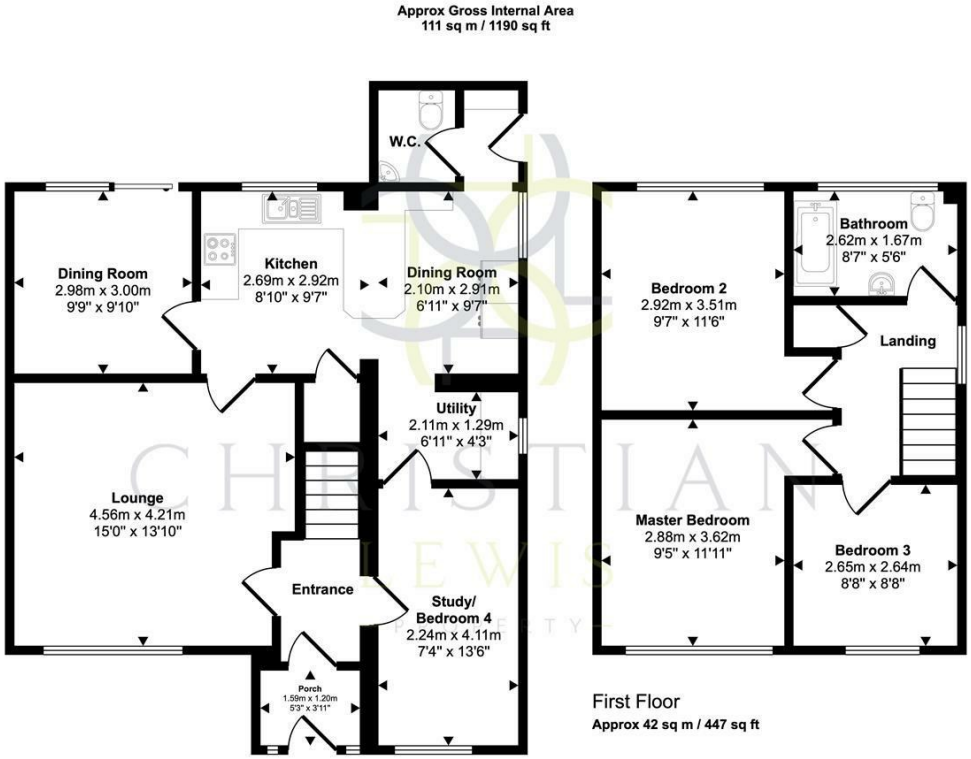




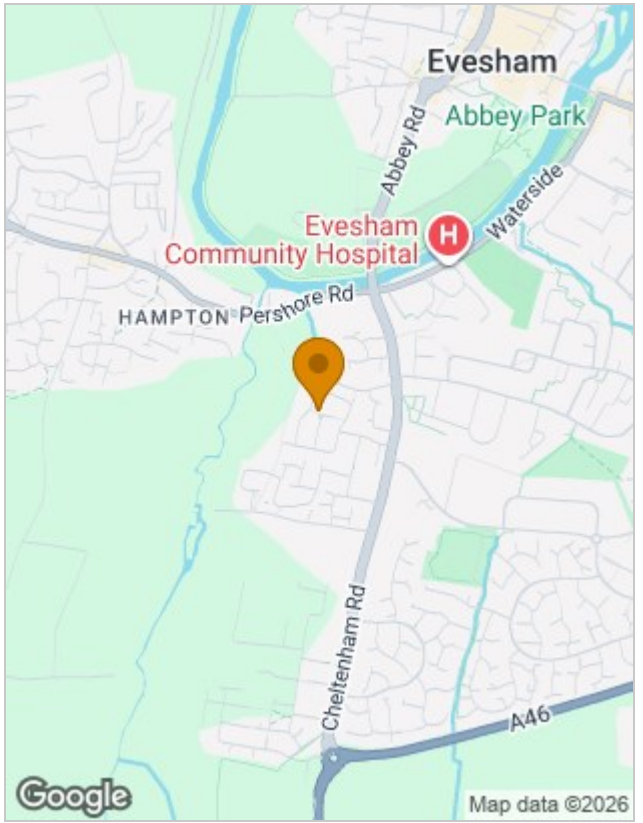




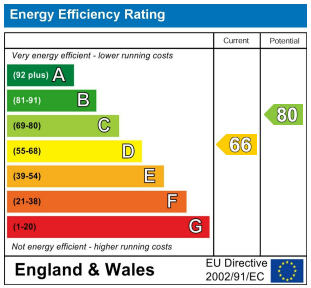
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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