



The Beeches Kingsland, Leominster, Herefordshire, HR6 9QS

£1,000 PCM



- Situated in the Sought After & Well Served Rural North Herefordshire Village of Kingsland
- A Well Presented Spacious Detached Family Home Offering 4 Bedroomed Accommodation
- Including 3 Reception Rooms & Newly Fitted Kitchen/Breakfast Room
- Gas Fired Centrally Heated & Fully Double-Glazed

- Set in Good Sized Mature Gardens With Rural Backdrop
- Private Driveway Providing Ample Parking
- Suit Professional Family
- No Smoking
- No Pets

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 pubs/restaurants together with post office/shop, outstanding primary school, village hall with tennis courts and playing fields, Parish Church and the Luctonians Sports Club on the fringe of the village. The market town of Leominster is only 4 miles distant and the Cathedral City of Hereford is approximately 15 miles and Ludlow about 8 miles.

BRIEF DESCRIPTION

This well presented detached family home offers spacious gas-fired centrally heated and fully double-glazed accommodation set over two floors to include in brief, an enclosed porch which leads through to a good sized reception hallway with doors off to a spacious family living room with double-glazed windows to side and rear elevations and double-glazed patio doors leading out to the front. Forming a central feature to the room is an open fireplace with raised hearth, surround and mantel. There is a

separate dining room and a newly fitted kitchen offering a good range of cupboards together with ample work surfaces which then opens out to a spacious breakfast area with double-glazed windows to front and side elevations and additional built-in cupboards and pantry cupboard.

Leading off the kitchen is a side entrance hall with external door and a further door leading to a useful utility room with space and plumbing for washing machine and further utilities. Also off the utility room, a door leads through to a ground floor study/hobby room and recently fitted wet room with walk-in shower, low flush w.c. and pedestal hand wash basin. There is also an additional ground floor cloakroom/w.c. off the hallway.

The staircase leads up from the reception hallway to the galleried first floor landing which has doors off to all four bedrooms which all can accommodate double beds with three of the bedrooms benefiting from fitted/built-in wardrobes. There is also a family bathroom on the first floor.

Outside, the property is set in generous gardens and grounds with its own private tarmacadam



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property



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driveway leading to the side of the property where there is ample parking. The gardens are well maintained and offer large lawned areas to both front and rear elevations, with mature floral and shrub borders with a rural backdrop onto open fields.

SERVICES

Mains Electricity, Gas, Water & Drainage.

OUTGOINGS

Council Tax Band: F.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01568 610600

VIEWING

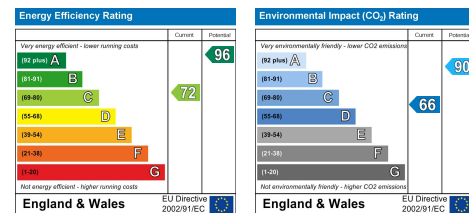
Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

HOW TO APPLY

To apply, you must fill out one application form per adult which provides us with details of your bank, employer, current Landlord or Letting Agent and other information. You will also need to provide s with two forms of ID (one photographic).

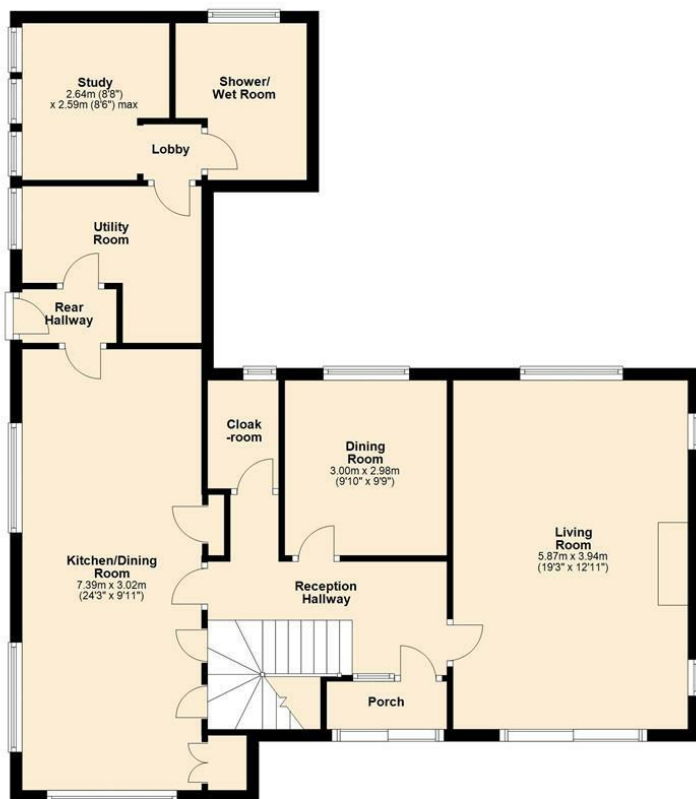
Directions

On entering Kingsland village from the Leominster end, the Beeches is located on the right hand side as indicated by the agents board.



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Ground Floor
Approx. 92.3 sq. metres (993.0 sq. feet)



First Floor
Approx. 69.5 sq. metres (748.1 sq. feet)



Total area: approx. 161.8 sq. metres (1741.1 sq. feet)

These Plans are for Identification and Reference Only.
Plans produced using PlanIt.

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