



11 Lilac Grove, Luston, Leominster, Herefordshire HR6 0EF

Detached Executive 4 Bedroomed Property in Village Location

O.I.R.O £395,000



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Leominster
Herefordshire
HR6 0EF
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LOCATION

11 Lilac Grove commands a corner cul-de-sac position in the pleasant North Herefordshire village of Luston. The village itself benefits from a village pub and primary school, with the market town of Leominster lying just over 2 miles to the south, where there is an excellent range of amenities including traditional high street shops and a number of supermarkets, both primary and secondary schools, leisure facilities and transport links to include train station. The Cathedral City of Hereford is a little further to the south, with the Historic South Shropshire town of Ludlow also easily accessible.

BRIEF DESCRIPTION

This delightful detached modern property has been updated and improved by the current owners to offer accommodation over two floors to include: an entrance hallway with cloakroom leading off, delightful living room with feature fireplace with inset electric fire, a recently constructed conservatory/garden room overlooking the rear gardens. There is a good size and comprehensively fitted kitchen with appliances leading to a rear lobby with useful walk-in pantry/utility room and a double garage with up and over door. To the first floor the property

- Situated On Corner Plot Cul-de-sac Position In The Rural North Herefordshire Village Of Luston
- Well Presented Executive Style Detached 4 Bedroomed Family Home
- Benefiting From Newly Added Large Conservatory & Refitted Family Bathroom
- Attractive Good Sized Landscaped Gardens, Double Garage & Driveway Parking

has four bedrooms, the master bedroom with en-suite shower room, refitted family bathroom and a very useful study/playroom, all benefiting from double-glazing throughout and oil-fired central heating.

Outside, the property has delightful gardens which the owners have lovingly created offering lawned areas with maturing shrubs, flowering plants, delightful covered seating area with pergola, a summerhouse fitted with light and power, timber shed and additional paved seating area at the top of the garden and productive vegetable garden to the side.

The Agents strongly recommend internal inspection to appreciate the quality and the setting of the property on offer in the ever popular village of Luston.

SERVICES

Mains Electricity, Water & Drainage.
Oil fired central heating.
Telephone (Subject to B.T. Regulations).
The Property Is Fully Alarmed

OUTGOINGS

Council Tax Band: E.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.







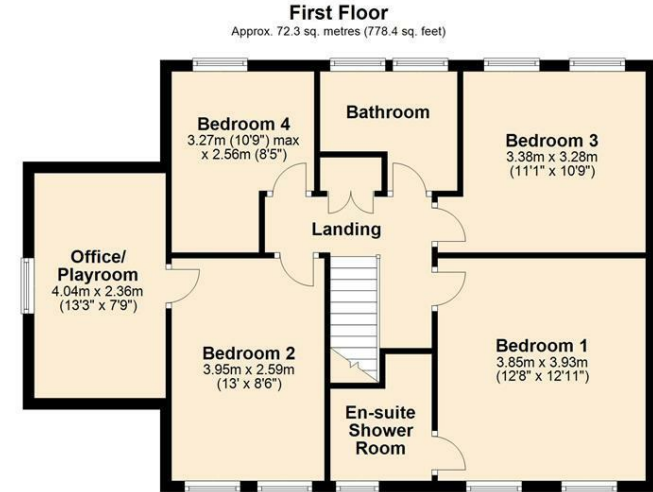
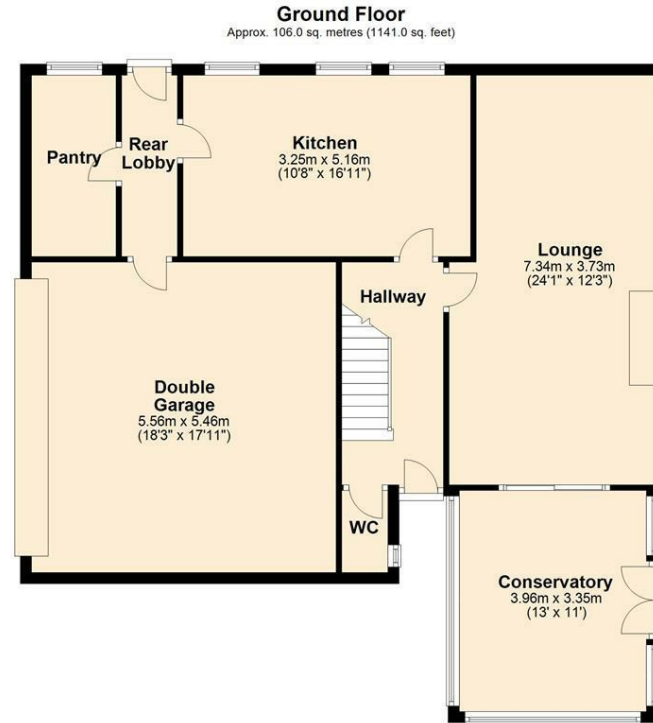
VIEWING

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

DIRECTIONS

From Leominster proceed North on the B4361 Richards Castle Road for just over two miles into the village of Luston. Proceed into the village and Lilac Grove will be found on your right hand just as you enter the village.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>88</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>80</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 178.3 sq. metres (1919.4 sq. feet)

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

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