



1 Legion Court,
Middle Littleton, Evesham, Worcestershire, WR11 8JH

£260,000

- ◉ Modern Detached Home Set on a Pleasant Corner Plot
- ◉ Three Bedrooms En Suite to Master
- ◉ Living Room & Dining Room
- ◉ Kitchen & Cloakroom
- ◉ Family Bathroom
- ◉ Off Road Parking & Garage
- ◉ Viewing Recommended. EPC C



**Gusterson Palmer
& James**

The Vale of Evesham Property Experts

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Directions From Evesham High Street proceed in a southerly direction along Abbey Road to the river bridge. Turn left onto Waterside and continue to a T junction, turning right onto Port Street. At a roundabout bear left onto Elm Road before turning left at a roundabout onto Offenham Road. Continue on this road through Offenham village before turning right onto Bennetts Hill. Follow this road into South Littleton, turning left into Main Street. Leave South Littleton and after a short distance on entering Middle Littleton, turn right into School Lane, where Legion Court can be located by a Gusterson Palmer & James For Sale board.

This well appointed modern detached home is set in a pleasant corner plot with an enclosed garden and views from the front towards the Cotswold Hills. Viewing of this excellent example is recommended to appreciate all that is on offer. The property has accommodation comprising an entrance hall, living room, kitchen, cloakroom, dining room, master bedroom with en suite and two further bedrooms, a family bathroom, off road parking, garage and an enclosed garden.

The village of Middle Littleton is set some three miles from the nearby market town of Evesham sits on the banks of the river Avon and provides for schools of all ages, leisure and shopping amenities along with the art deco Regal Cinema. The Vale of Evesham is ideally placed for anyone looking to commute, as the area enjoys excellent road links and a main line train station to London Paddington and the larger centres of Worcester, Cheltenham and Stratford upon Avon all within 15 miles.

Standing under an open canopy porch the front door opens to the **Reception Hall**: having a double glazed window to the side, panel radiator, stairs to the first floor and doors leading off.

Cloakroom: with a panel radiator, a white low level WC with matching wash hand basin and an obscure double glazed window to the side.

Living Room 14'0 x 12'3 (4.27m x 3.73m): with two double glazed windows to the front, panel radiator, television point and a coal effect gas fire set in a decorative surround. Glass panel doors lead to the reception hall and dining room.

Dining Room 11'6 x 10'8 (3.51m x 3.25m): having a double glazed window to the side and twin double glazed doors to the rear garden, a polished wood floor continues through from the reception hall whilst there is a panel radiator and a door to:

Kitchen 11'6 x 9'9 (3.51m x 2.97m): with two double glazed windows to the front, inset ceiling spotlights and a panel radiator. The well equipped kitchen enjoys a modern range of dark wood cupboards and drawers, work surfaces with tiled splash returns and a single drainer sink unit. There is plumbing for a washing machine, space for a range style cooker with a stainless steel splash plate and extractor hood above along with an integral dishwasher, fridge and freezer.

First Floor Landing: having doors to:

Bedroom One 13'6 x 9'5 (4.11m x 2.87m): with a double glazed window to the front, panel radiator, television point and a range of built in wardrobes. Door to the **En Suite**: with a double glazed skylight, panel radiator and a white suite comprising of a low level WC, pedestal wash hand basin and a shower cubicle.

Bedroom Two 12'5 x 9'11 (3.78m x 3.02m): having a double glazed window to the front, panel radiator, television point and access to the loft.

Bedroom Three 9'0 x 7'7 (2.74m x 2.31m): with a double glazed window to the side, television point, panel radiator and a built in wardrobe.

Bathroom: having an obscure double glazed window to the side, inset ceiling spotlights, a wall mounted heated towel rail and a modern white suite comprising of a low level WC, pedestal wash hand basin and a panel bath with a shower mixer tap, tiled surround and a glass splash screen.

Outside: The property is set on a corner plot with a driveway providing off road parking, a **Garage 16'0 x 8'0 (4.88m x 2.44m)**: with an up and over door, power, lighting and a side access door. A gate opens to the garden, which is enclosed by wood panel fencing and enjoys a southerly aspect. The garden is set down to decorative stone and also has a paved patio terrace.

Agents Note ** Current Vendor will consider laying grass to rear garden.

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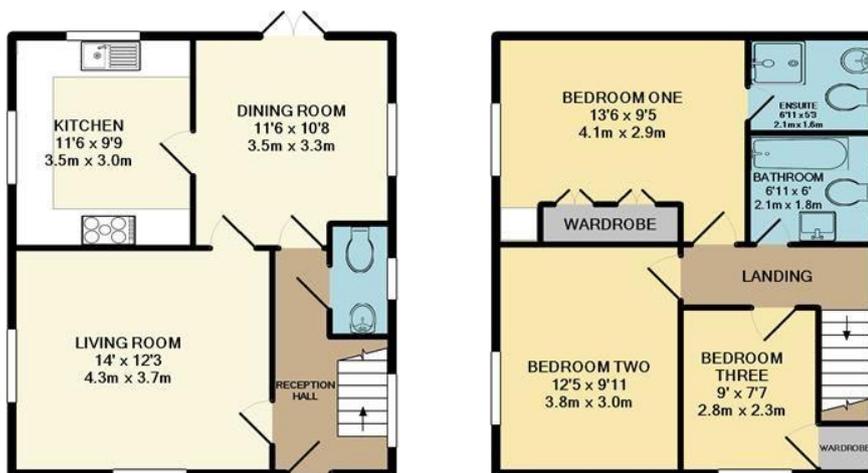
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GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

LEGION COURT, MIDDLE LITTLETON, WR11 8JH
TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This computer generated image is not to scale and is to show approximate room layouts. All furnishings and removable fittings are for illustration purposes only and do not form part of the contract.

Planning inquiries concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental inquiries concerning the property and surrounding area can be made with the Environment Agency at www.environment-agency.gov.uk

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VIEWING By prior appointment through the agents. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office when we will be pleased to confirm the position and continuing availability for you, particularly if you contemplate travelling some distance to view the property

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