



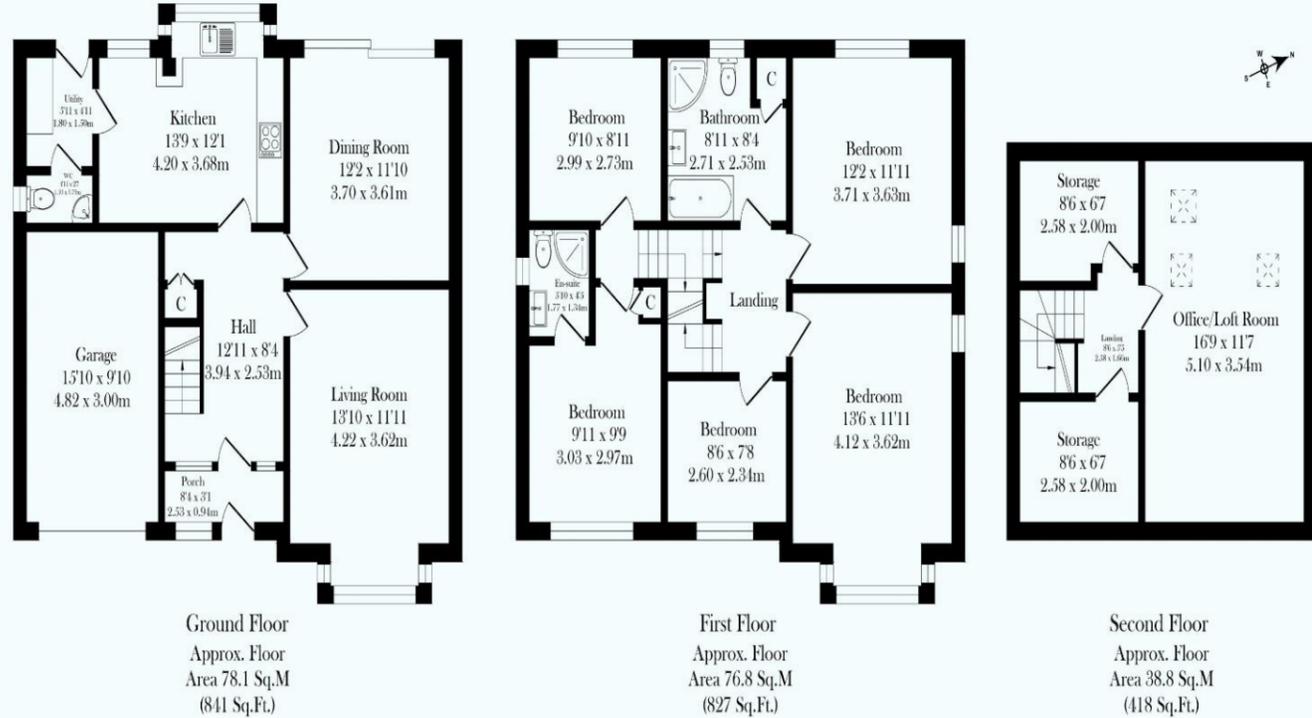
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 193.7 Sq.M. (2086 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Asking Price: £395,000

Shevington Lane, Shevington

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Located along one of the most popular and mature lanes in Shevington this extended handsome and traditional detached home is flooded with light and offers an exceptional circa 2086 sq ft of accommodation. The property has been extended to provide an excellent floorplan, ideal for any growing family, and briefly provides two great reception rooms and a dining kitchen, utility and ground floor w.c, five bedrooms, a family bathroom and further en suite to the first floor, and a further converted loft space which could equally be used as an additional bedroom or, as our clients have used it, as a work from home office room.

Briefly comprising an entrance vestibule leading into the spacious hallway with staircase to the first floor and leading into the front facing lounge. This lovely room is both spacious and bright with a walk-in bay to the front and also a side facing window, all warmed by an electric fire. The second reception room, which is currently used as both a dining and sitting room, provides floor to ceiling sliding doors leading to the rear terrace. The rear of the property is South Westerly facing and is filled with natural light. The impressive kitchen is fitted with a range of neutral units and incorporates two ovens with an overhead gas hob and built-in extractor hood. There is an integrated dishwasher and fridge and two windows overlook the rear garden. The laundry facilities are housed in a separate utility room with a handy ground floor cloak room leading off and access to the rear garden. This completes the ground floor. Rising to the first floor the home provides five good bedrooms (one of which is currently used as the home office). The master bedroom is of a great size and has a lovely walk-in bay window. There is a further bedroom offering an en suite shower room yet the rest of the family are equally well catered for with a four piece bathroom suite including a shower cubicle, bath, wash hand basin and w.c. There is a further staircase leading to the converted loft of this property which historically has been used as a work from home space but could equally be an additional bedroom if required. There is excellent under eaves storage to this floor also.

Externally, the home offers excellent outside space with a huge flagged driveway, with parking for several vehicles and leading to the good sized integral garage, perfect for storage whilst an additional car port to the side of the property offers further covered parking. There are also lawns and mature planting. The rear garden faces South Westerly making it ideal to enjoy the sunshine and perfect for outdoor dining. There is a raised rear patio/terrace with steps down to an additional lawned area bordered by planting.

Shevington village is within a short walk and offers a great range of amenities including shops, schools (Shevington High School is also within a five minute walk) and there is excellent access to both the motorway and rail network both on hand. Elnup Woods is also on the property's doorstep.

Viewings of this lovely spacious family home are now welcomed.





