



# Leggett & James

The Vale of Evesham Property Experts



## 18 Boat Lane

, Evesham, WR11 4BP

Asking Price £249,950



\*\*\*CENTRALLY LOCATED DETACHED CHARACTER COTTAGE WITH AN ABUNDANCE OF CHARM\*\*\*

This stunning two double bedroom detached cottage is not to be missed, the property is oozing with character and charm at every turn.

The well appointed home boasts two double bedrooms, two reception areas, gardens to the front & rear and is ideally located within easy reach of Evesham Town centre and train station.

As you approach the property you will walk through a beautiful cottage style garden with raised patio and planted borders, which leads to the front door. To the right hand side of the property is a gate offering access to the rear garden.

Once inside, the deceptively spacious ground floor comprises: entrance hall, dining hall, living room, kitchen, shower room with WC.



### Entrance Hall

The welcoming entrance hall is open to the dining hall, making a great first impression for the home.

### Living Room 12'6 x 12'1 (3.81m x 3.68m)

The charming living room has an abundance of character and makes for the perfect place to relax and unwind. The room boasts a beautiful exposed stone wall, feature double glazed arched window to the front aspect, further double glazed window to the front aspect, panel radiator and double glazed door leading to the rear garden.

### Dining Hall 12'6 x 9'5 (3.81m x 2.87m)

A flexible space, the dining hall can be used for multiple purposes, the room makes for an ideal dedicated dining area or work from home/study space. The room has a double glazed window to the rear aspect, panel radiator and stairs rising to the first floor.

### Kitchen 10'6 x 9'4 (3.20m x 2.84m)

The stylish & elegant kitchen has a double glazed window to the rear aspect, panel radiator and stable door leading to the rear garden. The kitchen has a range of wall & base units and space for a washing machine, fridge/freezer and oven.

### Shower Room 9'4 x 5'2 (2.84m x 1.57m)

The beautiful & luxurious shower room and adjoining WC are a sight to behold. The shower room has a double glazed window to the side aspect. The suite comprises of a low level WC, hand wash basin, large walk in shower and heated towel rail. The WC has a double glazed window to the side aspect.

### Ground Floor WC 5'3 x 2'8 (1.60m x 0.81m)

The beautiful & luxurious shower room and adjoining WC are a sight to behold. The shower room has a double glazed window to the side aspect. The suite comprises of a low level WC, hand wash basin, large walk in shower and heated towel rail. The WC has a double glazed window to the side aspect.

### First Floor Landing

The first floor landing has a useful storage cupboard and doors opening into both double bedrooms.

### Bedroom 1 13'1 x 12'0 (3.99m x 3.66m)

Double bedroom with dual aspect double glazed windows to the front & rear aspects, panel radiator and useful built in wardrobes.

### Bedroom 2 13'1 x 6'2 (3.99m x 1.88m)

Double bedroom with double glazed window to the rear aspect and panel radiator.

### Outside

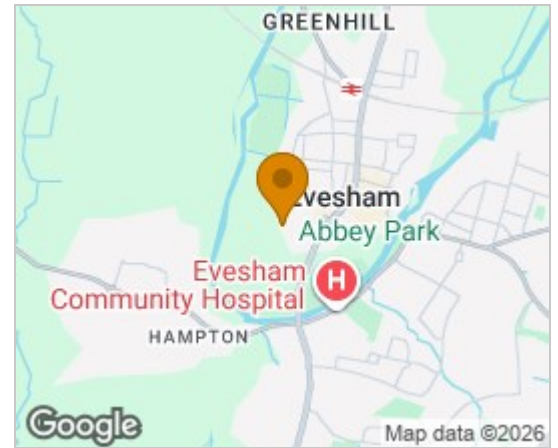
Upon arrival at the property you will walk through a beautiful cottage style garden with raised patio and planted borders, which leads to the front door. To the right hand side of the property is a gate offering access to the rear garden.

To the rear of a property is a low maintenance garden ideal for those that like enjoy al fresco style dining.

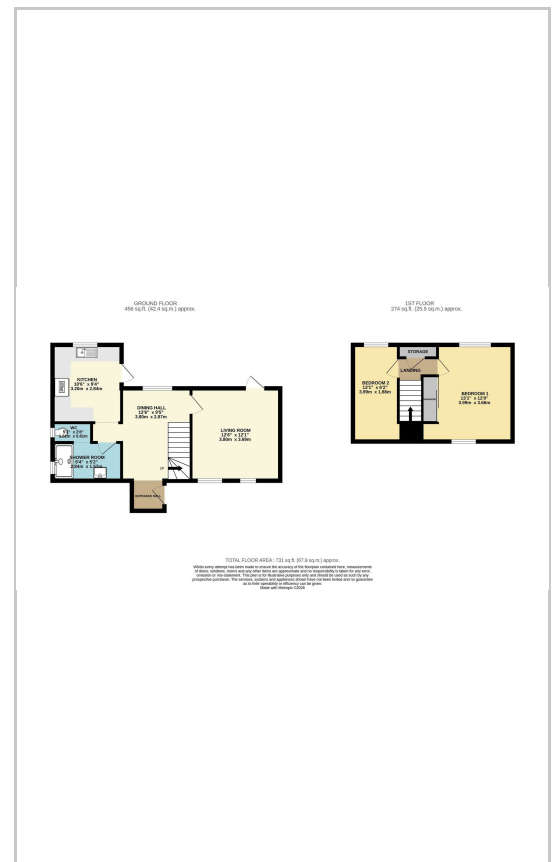
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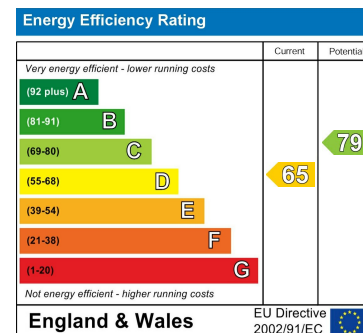
## Area Map



## Floor Plans



## Energy Efficiency Graph



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