



## Lawley View, Leebotwood

Church Stretton, Shropshire, SY6 6LX

A newly constructed 3 bedroomed detached Bungalow with double glazing and underfloor heating. The property stands in a generous garden with gravelled drive and lawn on the edge of the small village of Leebotwood near Church Stretton. EPC rating C.

Offers In The Region Of: **£299,000**

A newly constructed detached Bungalow with double glazing and underfloor heating. The 3 bedroomed property stands in a generous garden with gravelled drive and lawn on the edge of the small village of Leebotwood. The village offers local amenities including public house/restaurant, cafe and village hall. Church Stretton is situated about 4 miles to the south offering excellent local amenities including a good range of shops, primary and secondary schools, churches, pubs, health centre, library and mainline railway station.

The Accommodation is more fully described as follows:

Double glazed Entrance Door and sidelight to

**Reception Hall** With engineered oak flooring. Airing Cupboard with slatted shelving and underfloor heating system. Doors lead off the Hall to

**Living Room** With double glazed windows to three elevations. Wall lights. The property has been built to accommodate an open fire if required.



**Kitchen/Breakfast Room** A most spacious room with extensive range of built-in wall and floor units incorporating stainless steel sink unit, 4 ring gas hob with double oven under. Integrated fridge/freezer plus dishwasher. Double glazed window and double doors to terrace and garden.



**Utility Room** With fitted floor units having space for washing machine and tumble drier. Stainless steel sink unit. Double glazed window and door to side. Gas fired central heating boiler.



Leading off the Hallway doors also lead to

**Master Bedroom** With centre light. Two double glazed windows and door to

**En-suite** With large walk-in shower, WC and hand basin. Tiled floor. Shower light and point and chrome towel rail.



**Bedroom 2** With double glazed window to side.

**Bedroom 3** With double glazed window to side.

**Bathroom** With suite of panelled bath having shower over, WC and hand basin. Tiled floor.

**Outside** At the front of the property there is a gravel driveway providing ample parking. A paved pathway leads from the front Entrance Door which continues round to the side and the rear of the house. The rear garden is predominantly laid to lawn.



**Services** We understand that the property has mains electricity, mains water, private drainage and gas fired underfloor heating with individual room thermostats.

**Architect's Certificate** The vendor's Solicitors inform us that the property is being sold with the benefit of an Architect's Certificate in the usual Council for Mortgage Lenders form.

**Tenure** We understand the property is Freehold.

**Local Authority** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND

**Directions** From Church Stretton proceed north along the A49 for about 4 miles until you reach the small village of Leebotwood. Take the right hand turn to Cardington and immediately on your right you will see the drive and Lawley View.

**Viewing** By appointment with the Agents on 01694 722723

**Energy Performance Certificate**

**Lawley View, Top Farm, Leebotwood, CHURCH STRETTON, SY6 6LX**

**Dwelling type:** Detached bungalow      **Reference number:** 8064-7139-3329-3075-5922  
**Date of assessment:** 25 November 2014      **Type of assessment:** SAP, new dwelling  
**Date of certificate:** 25 November 2014      **Total floor area:** 113 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,331</b>
<b>Over 3 years you could save</b>	<b>£ 111</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 1,809 over 3 years	£ 1,809 over 3 years	
Hot Water	£ 324 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,331</b>	<b>£ 2,220</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

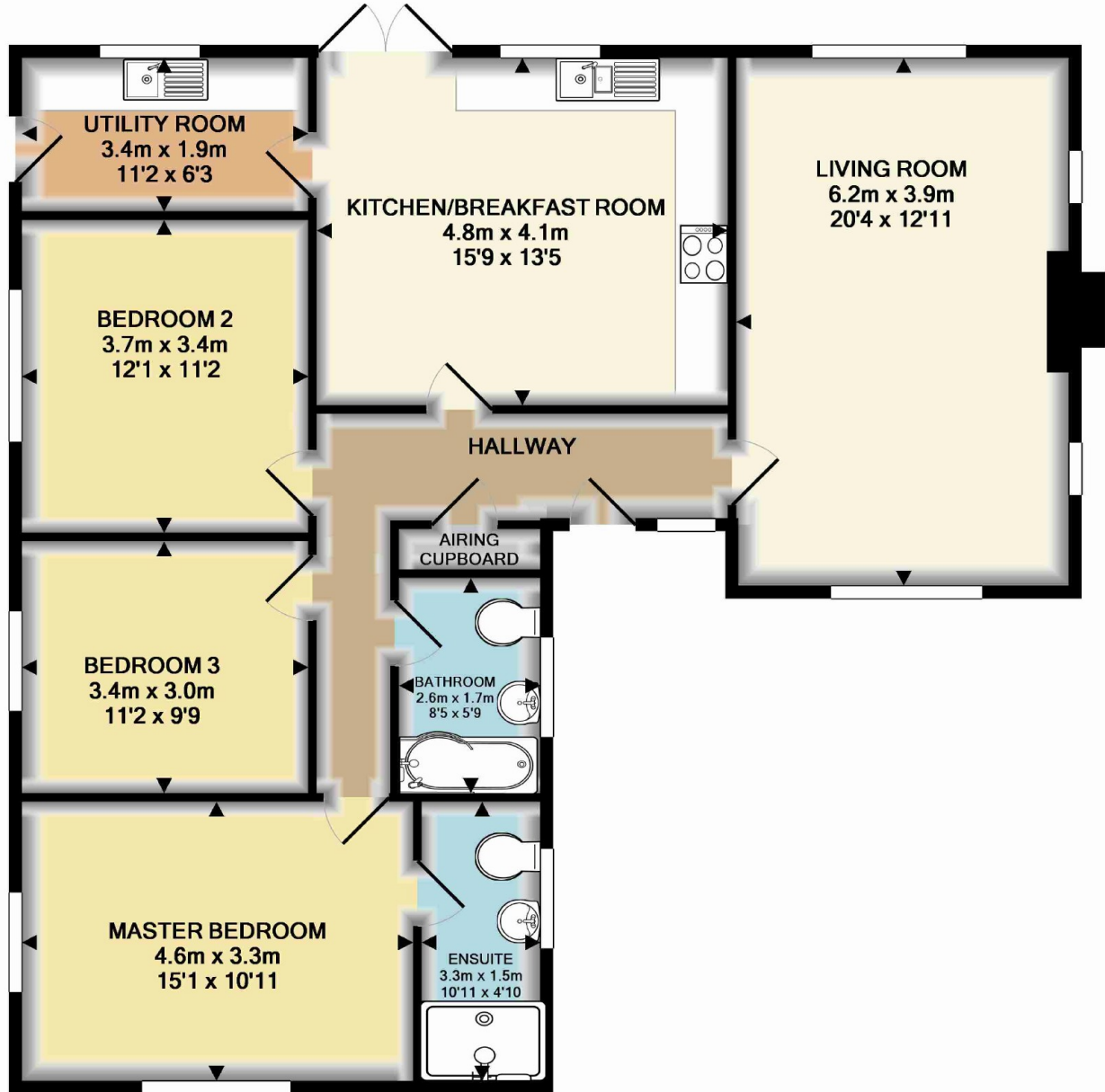
**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 111
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 768



TOTAL APPROX. FLOOR AREA 107.5 SQ.M. (1157 SQ.FT.)

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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Printed on: 11th May 2016  
 Ref: 5849 Last Amended: 11th May 2016

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.