

LESTERS

PARTNERSHIP



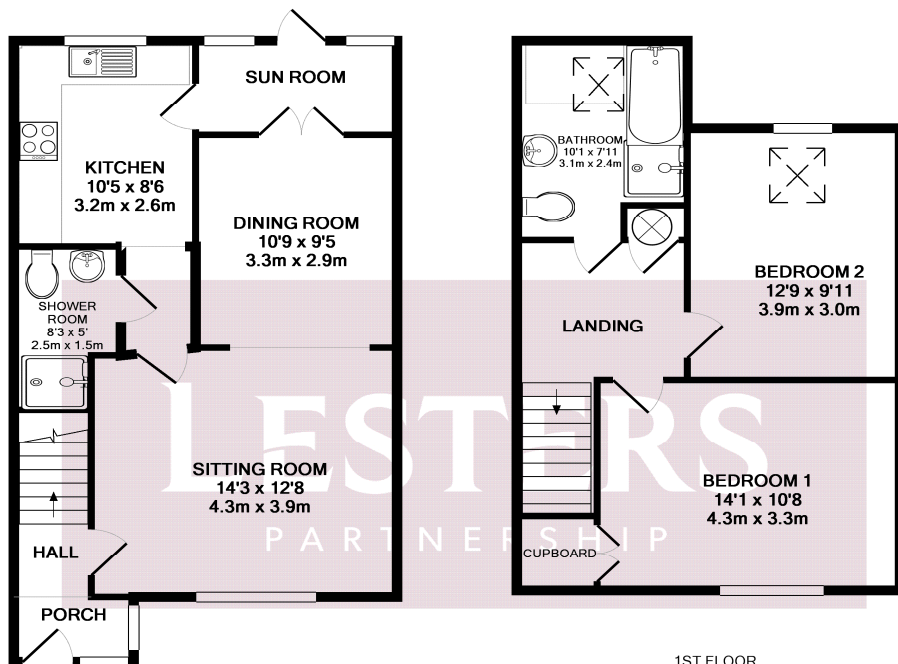
49 ST. LUCIANS LANE, WALLINGFORD,
OXFORDSHIRE, OX10 9ER
£345,000 FREEHOLD



What it offers: This lovely 2 bedroom warden assisted retirement cottage overlooks communal landscaped gardens to the front. The bright and airy reception porch with glazed roof gives access to a small hall with stairs to first floor which **have** a recently installed stairlift. The sitting room which is situated at the front is of generous size with feature fireplace incorporating a modern electric fire. There is access to a deep understair storage cupboard. The adjoining dining room has glazed doors into the sunroom which has a quarry tiled floor and door to the private rear patio and garden. From the sitting room a small internal hallway gives access to both the downstairs cloakroom with walk in shower and to **well fitted** kitchen. The kitchen was refitted about 5 years ago and has a built in oven and hob with space and plumbing for a washing machine and slimline dishwasher. To the first floor there is a good sized landing with a pull down ladder to the boarded & insulated loft which offers excellent storage. There is a large master bedroom to the front with a deep built in wardrobe, a second double guest bedroom and a bathroom which includes a fullsize bath and separate walk in shower cubicle. Externally there is a small front garden and the house overlooks the lovely central gardens with flowering trees, borders and large lawn whilst to the rear there is a patio with borders and lawns with space to sit out. Nearby is the single garage with electrically operated door and visitor parking. The properties are available to the over 55 age group. EPC Rating: D

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GROUND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 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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