




SHORTLAND
HORNE

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Mantilla Drive
CV3 6LJ

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Situated in the highly sought-after area of Styvechale Grange on Mantilla Drive, this well-proportioned three-bedroom home offers versatile accommodation arranged over two floors, ideal for families or those seeking flexible living space.

The property is entered via a welcoming hallway which provides access to the principal rooms. To the rear, a generous living room offers an excellent space for relaxing or entertaining, with ample natural light. The kitchen is positioned to the rear and is conveniently laid out, offering a practical working space with access to the rest of the home.

Also located on the ground floor is a well-sized double bedroom, providing flexibility for use as a guest room, home office, or additional reception room. A family bathroom completes the ground floor accommodation.

To the first floor, the property continues to impress with two further well-proportioned bedrooms, both offering comfortable accommodation and good use of space. A central landing connects the rooms and enhances the sense of separation between living and sleeping areas.

Custom text box



selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Porch

1.27m x 2.51m

Hallway

2.41m x 4.06m

Living Room

3.51m x 5.49m

Kitchen

2.62m x 2.77m

Bathroom

1.73m x 2.54m

Bedroom

2.97m x 3.58m

FIRST FLOOR

Bedroom

4.52m x 2.77m

Bedroom

4.50m x 2.77m

Floor Plan



Total area: 957.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

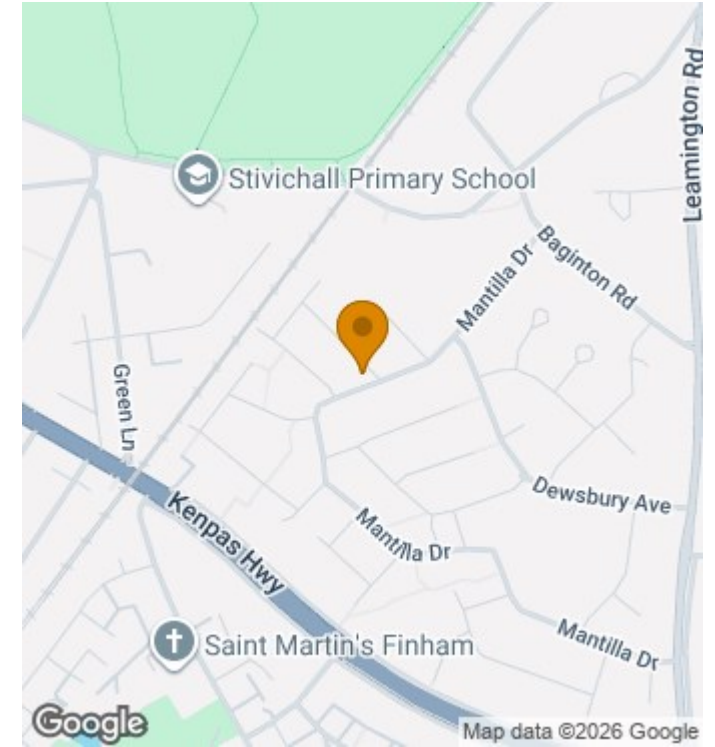
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

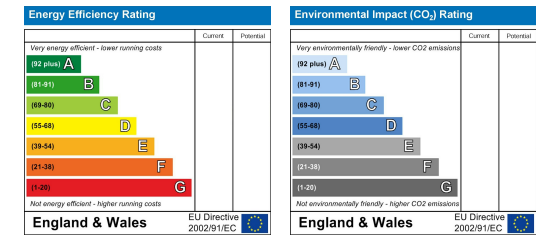
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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