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Bosworth Close
Baginton CV8 3DF

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A lovely opportunity to purchase a five bedroom detached home set in the very popular village of Baginton. Baginton is a lovely village with two local pubs, a park, the Lunt Roman Fort and Bagots Castle. The village is within easy reach of Coventry city centre, Coventry train station, Leamington, Kenilworth and is under the CV8 postcode catchment for the Kenilworth schools.

Briefly this property comprises of the entrance hall, kitchen, dining room, living room with a feature gas fireplace, conservatory, utility room and downstairs WC. The first floor consists of five bedrooms the master and second bedroom both having the benefit of fitted wardrobes and en suite facilities, and a family bathroom.

Outside the front garden is a super size with a block paved driveway providing plenty of room for cars and an attached double garage with an up and over door. The rear garden is mainly laid to lawn with mature shrubs and trees and a paved and decked patio area ideal for outside entertaining.

Custom text box





Custom text box





Dimensions

Ground Floor

Bedroom 4

2.69 x 3.97

Hallway

Bedroom 5

4.46 x 2.15

Kitchen

3.34 x 5.20

Utility

2.12 x 1.93

Dining Room

4.45 x 3.01

Living Room

4.45 x 5.21

Conservatory

3.37 x 3.11

W/C

First Floor

Master Bedroom

5.77 x 3.97

En Suite

Bedroom 2

3.54 x 4.32

Bedroom 3

5.58 x 2.96

Floor Plan



Total area: 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

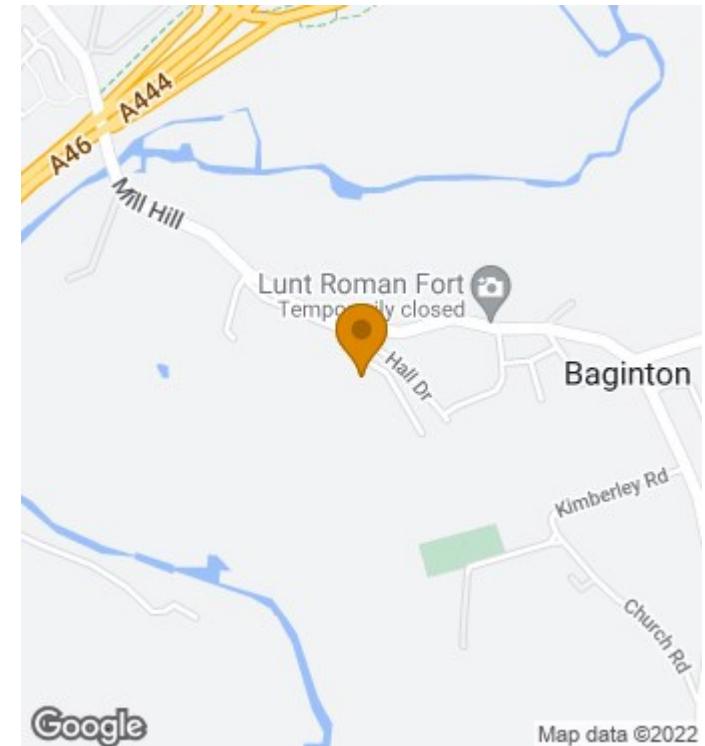
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 propertymark 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 practice 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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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