
SHORTLAND HORNE
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SHORTLAND HORNE
Broad Lane
Lower Eastern Green CV5 7AH

# Broad Lane
## CV5 7AH

Shortland Horne are delighted to bring to the market this impressive four-bedroom detached family home, occupying an exceptional and unusually generous plot just off Broad Lane. Built in 2019 by highly regarded Coventry developer O'Flanagan Homes, this is a superb opportunity to acquire a substantial modern home in a particularly individual setting, with only one neighbouring property of a similar style.

O'Flanagan Homes are a long-established, family-run Coventry housebuilder specialising in quality homes throughout Coventry and Warwickshire, with a reputation for creating smaller, carefully considered developments and homes finished to a high standard. This particular home also benefits from approximately two years remaining on its original NHBC warranty.

Without question, one of the outstanding features of the property is its remarkable plot. As the aerial photography demonstrates, the house sits on a long and substantial parcel of land, with an extensive rear garden stretching well beyond the property. It is the type of outside space rarely associated with a modern home and provides a fantastic setting for families, keen gardeners and those simply wanting considerably more space and privacy than typically found on a modern development.

Practicality has also been extremely well considered, with a separate utility room, ground-floor WC and direct access to the integral garage, providing valuable additional parking and storage.

The first floor continues to impress, offering four well-proportioned bedrooms arranged around a spacious central landing. The principal bedroom is particularly impressive and benefits from its own en-suite shower room, while another bedroom also enjoys the luxury of a private en-suite. The remaining bedrooms are served by a well-appointed family bathroom, making the layout particularly well suited to a growing family or those regularly accommodating guests.

Externally, the property really comes into its own. To the front is a generous approach providing off-road parking for several vehicles together with access to the garage, while to the rear lies the home's exceptional garden. The sheer depth of the plot gives the property a wonderful feeling of space and separation, with an extensive lawn and mature boundaries creating a fantastic environment for children, entertaining and outdoor living.

Combining a highly regarded local builder, approximately 1,765 sq ft of accommodation, four bedrooms, three bathrooms, home office, integral garage and an outstanding plot, this is a genuinely distinctive family home. Properties of this age offering this amount of land are particularly difficult to find, and an internal viewing — together with an appreciation of the plot itself — is essential to fully understand what makes this home so special.

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# Dimensions

**GROUND FLOOR**

**Entrance Hallway**
4.24m x 2.31m

**Living Room**
6.71m x 2.90m

**Office**
2.36m x 2.54m

**W/C**
1.60m x 1.14m

**Utility Room**
2.36m x 2.54m

**Kitchen/Living Area**
6.96m x 4.11m

**Garage**
6.02m x 3.05m

**FIRST FLOOR**

**Bedroom One**
3.20m x 4.14m

**En-Suite**
1.68m x 2.26m

**Bedroom Two**
2.92m x 3.56m

**En-Suite**
1.27m x 2.46m

**Bedroom Three**
3.33m x 2.87m

**Bedroom Four**
3.07m x 2.92m

**Bathroom**
1.96m x 2.13m

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# Floor Plan



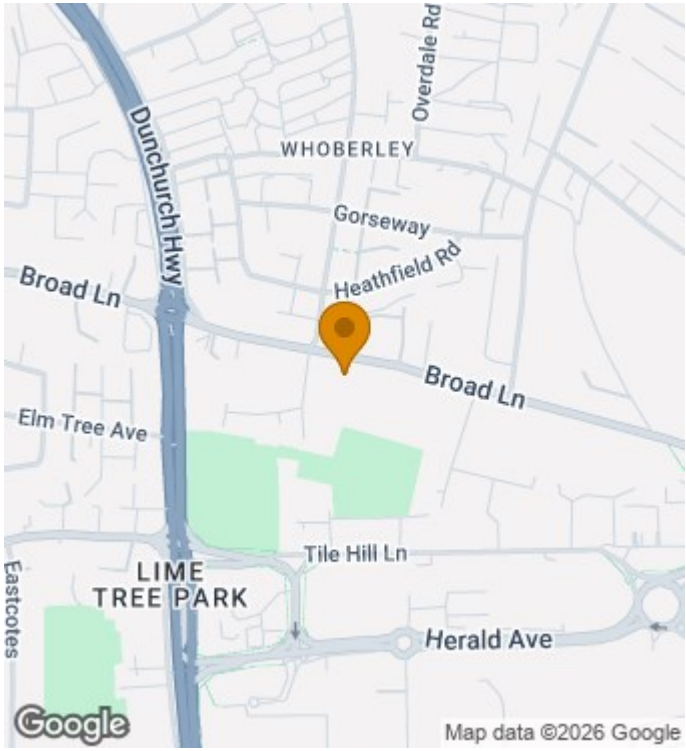

## Total area: 1765.00 sq ft

**Disclaimer**

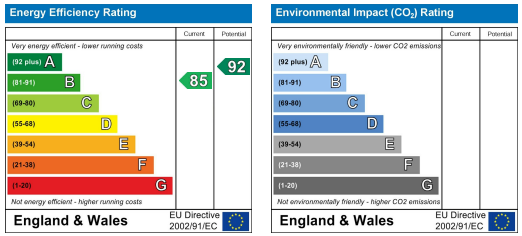
**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items 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 ccordance 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 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 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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