

Peter Clarke



7 Manor Lane, Ettington, Stratford-Upon-Avon, Warwickshire, CV37 7TE



- Family detached within a cul-de-sac setting
- Popular village location
- Sitting room with log burner
- Dining room
- Fitted kitchen
- Conservatory
- Four bedrooms
- Enclosed mature rear garden
- Integral garaging and ample parking
- 'NO CHAIN'



£368,000

**FOR SALE WITH NO ONWARD CHAIN** A well-proportioned and detached FOUR bedroom detached family home is located within a delightful, close-knit neighbourhood within the village of Ettington. The village offers a local store, a 'pre school' located within a short distance, public house and easy access to popular transport routes. Internal inspection is required to fully appreciate the generous living space throughout.

#### ACCOMMODATION

The property is set back behind a multi vehicle stone chipped driveway with wrought iron entry to a recessed side porch. Door to integral garaging and double glazed door to the main accommodation. The ground floor has open tread staircase to the first floor, useful ground floor shower room/guest cloakroom. Having a glazed door to a comfortable sitting room with central log burning stove, glazed double doors to a wide family dining room and access to both conservatory and fitted kitchen, covered side passageway allowing access to the rear garden. The first floor has four well proportioned bedrooms, one of which having access to a boarded loft space rife for conversion (subject to required building regulation approval), family bathroom with separate W/C. Outside, having generous sized patio area with lawn garden with inset trees and garden shed in situ.

#### TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

#### SERVICES

We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

#### RIGHTS OF WAY

The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

#### COUNCIL TAX BANDING

Council Tax is levied by the Local Authority and is understood to lie in Band E.

#### EPC RATING

E. A full copy of the EPC is available at the office if required.

#### VIEWING ARRANGEMENTS

By Prior Appointment with the Agents.

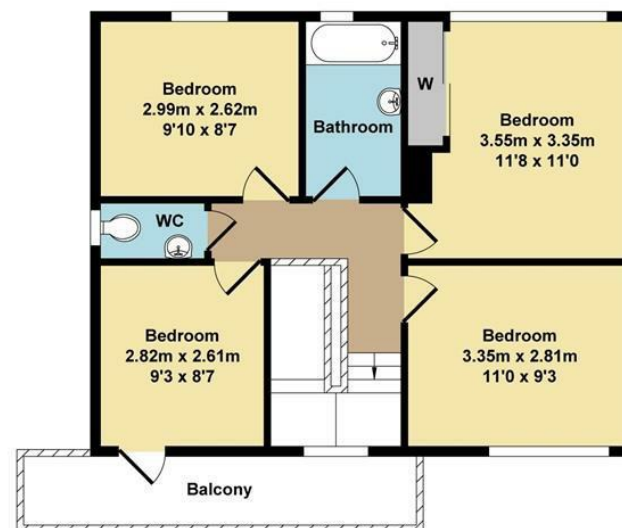
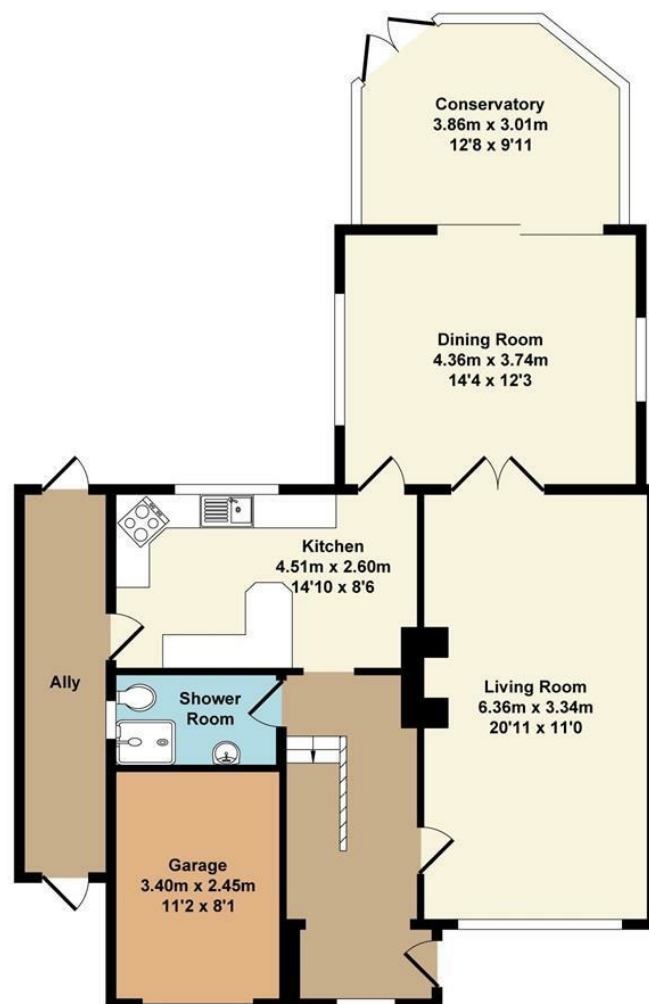
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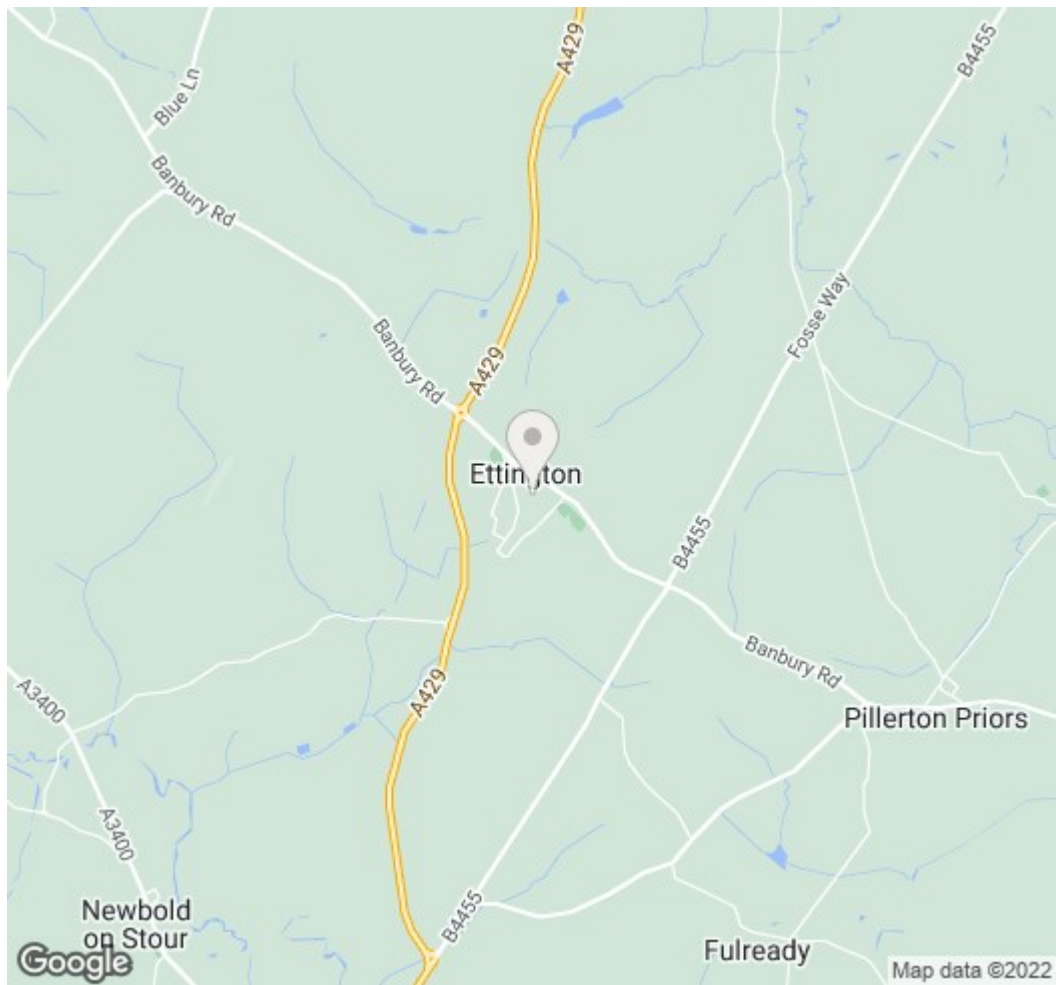
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Total Approx. Floor Area 142.40 Sq.M. (1533 Sq.Ft.)

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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