7 Lincoln Close, Wellesbourne, Warwick, CV35 9JE

- Detached House
- Living Room
- Kitchen-Diner
- Office / Study / Playroom
- Utility Room
- Four Bedrooms
- Ensuite, Bathroom and Downstairs Cloakroom
- Garage and Driveway
- Front and Rear Garden
- EPC Rating C

4 2 3

Offers Over £450,000

Positioned in a pleasant cul-de-sac location a detached accommodation with a generous rear garden and ample parking. The accommodation offers three reception rooms, four bedrooms, family bathroom and ensuite to master bedroom.

ACCOMMODATION
Entry into porch which allows access into hallway with stairs rising to first floor and understairs storage. Door to cloakroom fitted with wc, basin, heated towel rail and obscure window to the side. The living room offers large window to front aspect, gas log burner with wooden mantle above. Door into the extended kitchen-dining area. The kitchen is fitted with a range of wall and base units with worktop over. Cooker with four burner gas hob with extractor above. Integrated dishwasher. Windows to rear and side. Door to additional versatile reception room with windows overlooking rear garden. The utility room is fitted with wall and base units, inset sink and drainer, space for washing machine and dryer, wall mounted boiler and door to rear garden. The first floor landing with access to loft space, with pull down ladder and light. Bedroom one and two both positioned to the front of the property, with ensuite shower room from bedroom one. Bedroom three and four both offer windows to rear garden. The bathroom is fitted with a white suite, bath with Rainfall shower above, wc and vanity basin.

OUTSIDE
A well established rear garden with patio area and remainder mainly laid to lawn bordered with mature plants and trees.
A driveway to the front of the property with lawned area adjacent.
Garage with up and over door, power and light.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

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

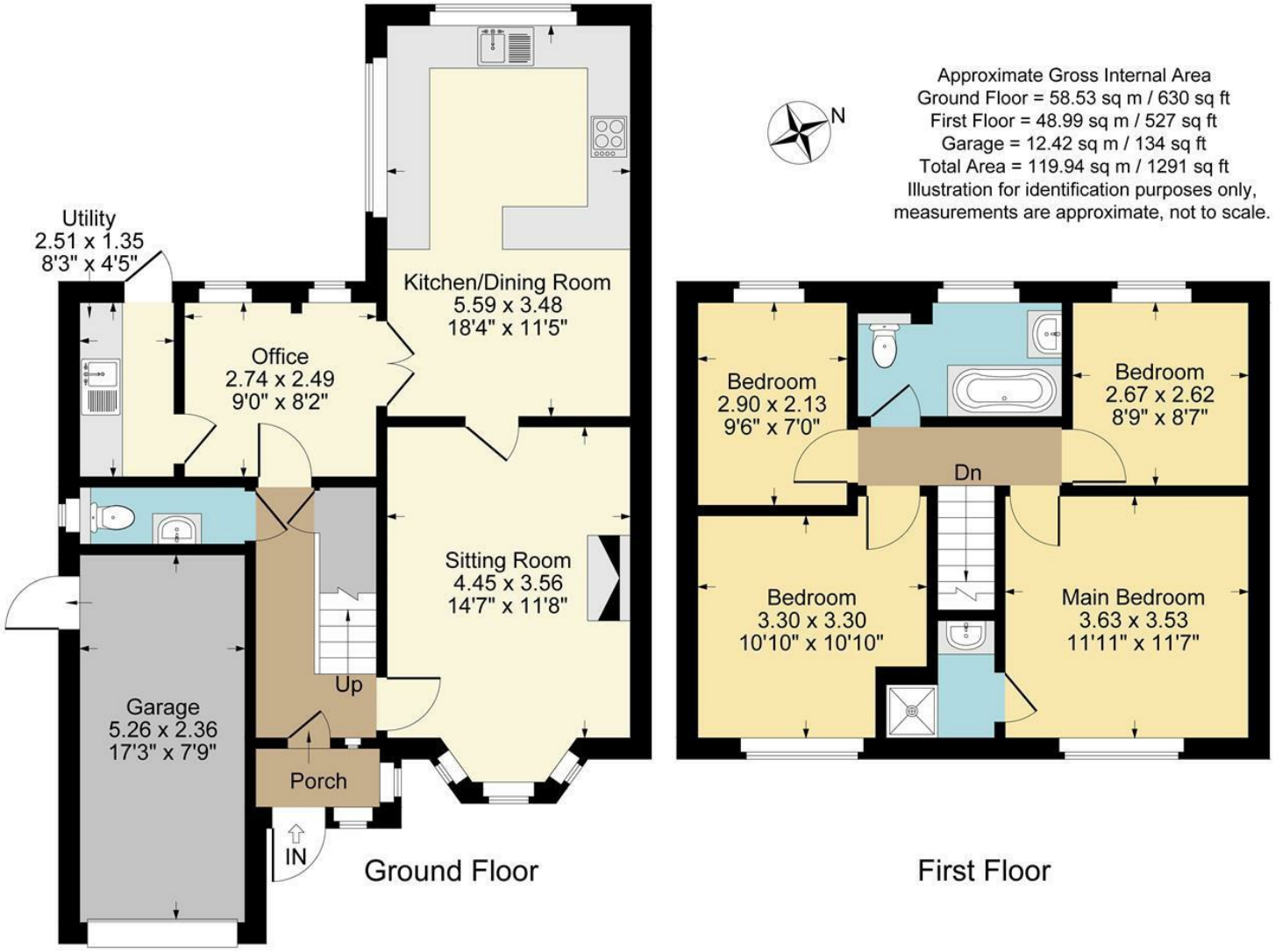
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

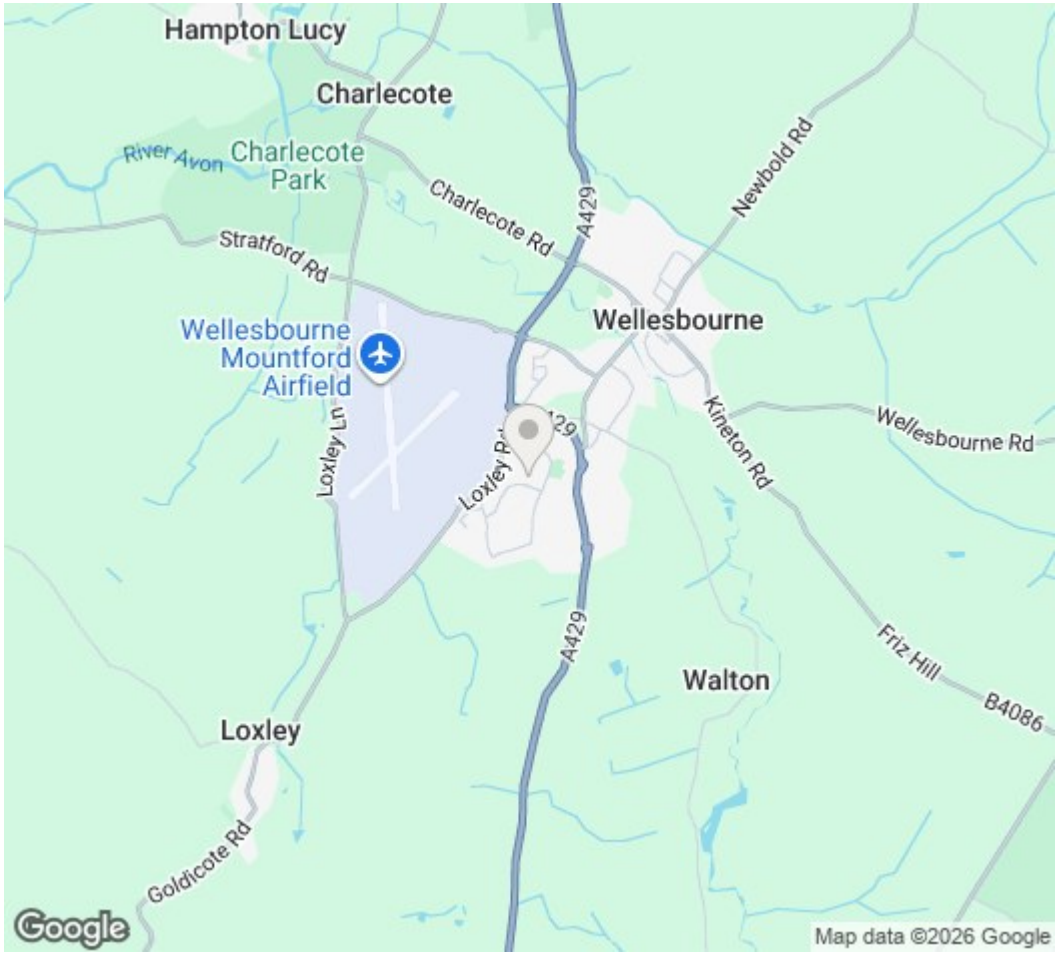
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

7 Lincoln Close, Wellesbourne



Approximate Gross Internal Area
Ground Floor = 58.53 sq m / 630 sq ft
First Floor = 48.99 sq m / 527 sq ft
Garage = 12.42 sq m / 134 sq ft
Total Area = 119.94 sq m / 1291 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke