

Peter Clarke



Tregarthen Snitterfield Lane, Norton Lindsey, Warwick, Warwickshire, CV35 8JQ

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Total Approx. Floor Area 207.80 Sq.M. (2236 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.



- Four bedroom detached house in a popular village location
- Driveway, garage and beautifully landscaped garden with views beyond
- Principal bedroom with en suite shower room
- Three reception rooms and a study
- Viewing highly recommended



Asking Price £785,000

An extended four bedroom detached house with driveway and garage, located on a superb plot with open fields beyond. Further benefits include three reception rooms, a study, principal bedroom suite and a further shower room. Located in the popular village of Norton Lindsey with it's excellent access to transport links, local pub, village hall and Wolverton Primary School.

ACCOMMODATION

ENTRANCE HALL

with Karndean flooring.

CLOAKROOM

with window to rear, wc, wash hand basin and tiled flooring.

SITTING ROOM

with window to front, window to side, feature fireplace.

KITCHEN/DINING ROOM

with door to side, sliding French doors to conservatory and door to study.

KITCHEN AREA

with range of matching wall and base units with granite work top over, incorporating sunken one and a half bowl sink, four ring hob with brushed metal extractor fan hood over, integrated oven, fridge freezer, dishwasher and larder cupboard. Island unit and breakfast bar with low level drawers, Karndean flooring.

DINING ROOM

with door and window to side, space for large table and chairs, Karndean flooring.

CONSERVATORY

timber framed with upvc double glazed windows, perspex roof and tiled flooring.

STUDY

Could also be used as a playroom. With fitted units including desk, low and high cupboards and drawers. Door to utility room, door and window to rear.

UTILITY ROOM

with range of wall and base units with working surface over incorporating stainless steel sink, and space for washing machine and tumble dryer. Tiled walls and quarry tiled flooring.

FIRST FLOOR LANDING

with loft hatch.

PRINCIPAL BEDROOM

with delightful country views to rear, matching range of fitted wardrobes, dressing table unit and bedside drawers.

EN SUITE SHOWER ROOM

with opaque window to side, P shaped bath with shower over, fitted unit with twin sunken wash hand basins, low level cupboard space, wc, heated chrome towel rail, tiled walls and flooring.

BEDROOM

with window to front.

BEDROOM

with window to front, fitted wardrobe with mirrored sliding doors.







BEDROOM

with window to side, fitted wardrobes and dressing table unit with drawers.

SHOWER ROOM

with opaque window to side, large P shaped shower cubicle, wash hand basin, wc and part tiled walls.

OUTSIDE

To the front is a brick paved driveway with plenty of parking, leading to a garage. Partly laid to lawn, raised planted beds with mature shrubs and trees to side.

GARAGE

with up and over door, pedestrian door to rear, internal power and light. Loft hatch and freestanding Worcester Bosch boiler.

REAR GARDEN

A mature garden with a mix of paved pathways, patios, stone chipping pathways, mainly laid to lawn, planted beds, mature shrubs and trees. Hardstanding with large timber shed, five bar iron fencing to rear overlooking grazing farmland.

GENERAL INFORMATION

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 electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil central heating.

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 F.

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

VIEWING: By Prior Appointment with the selling agent.

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.



Peter Clarke



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