





This attractive, three-bedroom house is situated in a pleasant cul-de-sac setting in the desirable village of Norton Lindsey. The well-appointed accommodation briefly affords: Entrance porch, living room, dining kitchen, spacious master bedroom with fitted wardrobes and en-suite shower, principal bathroom, driveway, excellent oversized garage, oil-fired heating, double glazing, and a private rear garden. Planning permission has been granted for a ground floor Kitchen/Diner extension. Energy rating D

Location

Norton Lindsey is a sought after village which boasts an infant and primary school, New Inn public house, village hall, Cricket Club and Church. There is easy access to the M40 motorway and the centres of Warwick, Leamington Spa, Coventry, Henley in Arden, Solihull, Stratford upon Avon and Birmingham. Furthermore, Warwick Parkway Station giving access to London and Birmingham on the Chiltern

line and the N.E.C. And Birmingham International Airport are also within easy driving distance.

Approach

Through a UPVC double glazed entrance door into:

Entrance Porch

Having a decorative tiled floor, radiator, hat and coat rail space, double glazed window. A further opaque glazed door leads into the:





Living Room

14'9" x 14'8" (4.52m x 4.48m)

Having a wood effect floor, radiator, wall mounted thermostat control panel, double glazed window to front aspect, staircase rising to First Floor and door to:

Breakfast Kitchen

14'7" x 9'8" (4.47m x 2.97m)

Having a range of matching base and eye level

units with complementary worktops and tiled splashbacks, inset single drainer sink unit with mixer tap. Built-in electric oven and AEG induction hob with extractor unit over, space and plumbing for washing machine, space for fridge/freezer, tiled floor, radiator, wall mounted Honeywell digital central heating control unit. double glazed window and double glazed French doors provide access to the rear garden.



First Floor Landing

Downlighters, radiator, access to roof space with loft ladder. Doors to:

Bedroom One

14'4" x 9'8" widening to 16'3" (4.37m x 2.97m widening to 4.96m)

Having a comprehensive range of built-in, full-height triple-double door wardrobes, providing ample hanging rail and storage space. Double



glazed window to front aspect and two further double glazed windows to the rear aspect. Door to:

En-Suite

White suite with chrome fittings comprising corner shower enclosure with Mira shower system, wash hand basin, WC. Tiled floor, decorative wood paneling, downlighters, and extracting fan.

Bedroom Two

11'8" x 8'1" (3.57m x 2.47m)

Radiator and a double glazed window to front aspect.

Bedroom Three

8'7" x 6'4" (2.62m x 1.93m)

Radiator and a double glazed window to the front aspect.

Bathroom

White suite comprising bath with Mira shower system and glazed shower screen, pedestal wash hand basin, WC. Decorative paneling to half-height, downlighters, and a double glazed window to rear aspect.

Outside

To the front, there is an ample driveway providing good off road parking with access to the:





Rear Garden

Having a paved patio area directly to the rear of the house, leading to the lawned gardens with stocked borders. There is an additional paved seating area, outside tap, and power supply. From the garden, double glazed double opening doors allow access to the:

Oversized Garage

16'2" x 11'3" max (4.95 x 3.45m max)

Having an up and over door, power, and light.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected, with the exception of gas, as there is no gas connection to the village. Heating is by way of an oil-fired system. NB We have not tested the

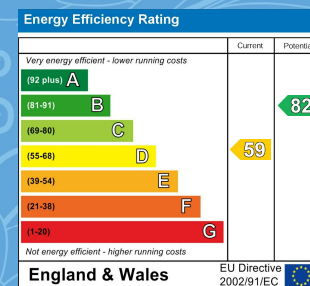
heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give warranties in this respect. Interested parties are invited to make their own inquiries.



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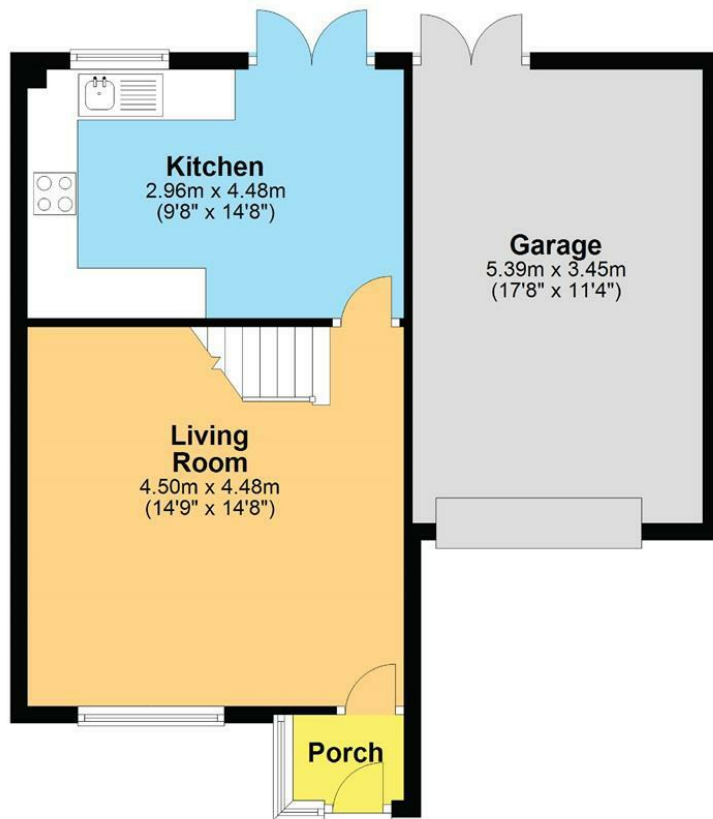


Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN



Ground Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 104.1 sq. metres (1120.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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