



Kestrel Row, Southam, CV47 2UB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** MARKET TOWN LOCATION OPPOSITE LOCAL CRICKET PITCH ***

Located in the picturesque Warwickshire market town is this remodelled executive family home. The current owners have occupied since new and over the past 8 years transformed this home with an extension to the front of the property along with opening out into the internal garage to create a spacious family space that includes dining area and kitchen with bifold doors out on to rear garden.

In brief the property comprises of, entrance hall, second living room that could be used as a home office and currently used as a children's playroom. Open plan living, dining, kitchen area measuring 28ft wide by 19ft deep. The kitchen was designed and installed by howdens with centre breakfast island and fully integrated appliances. The floor has been replaced with underfloor 'wet' heating and large white marble effect porcelain tiles over. The property also has a sizeable laundry room and W/C downstairs. On the first floor the principle bedroom has ensuite shower and fitted wardrobes. Bedroom two has an ensuite with fitted wardrobes. Bedrooms three and four are double bedrooms and there is also a family bathroom.

To the rear of the property there is a hard landscaped walled garden providing off street parking and finished with a grass effect astroturf.

Positioned in front of the local cricket pitch and a short walk from convinces such as Tesco superstore this property offers the feel of a rural location with the benefit of town conveniences. Placed between Leamington and Rugby Southam is excellently positioned for travel to London or Birmingham via car or train.

This property is being offered with no onward chain and should be viewed to appreciate the works done and the quality.





Key Features

- Built in 2012 with 2 years warranty remaining
- Extended Executive Family Home
- Converted Garage to create large open plan Kitchen Family Room
- Separate Living Room
- Four Bedrooms
- Three Bathrooms
- No Onward Chain

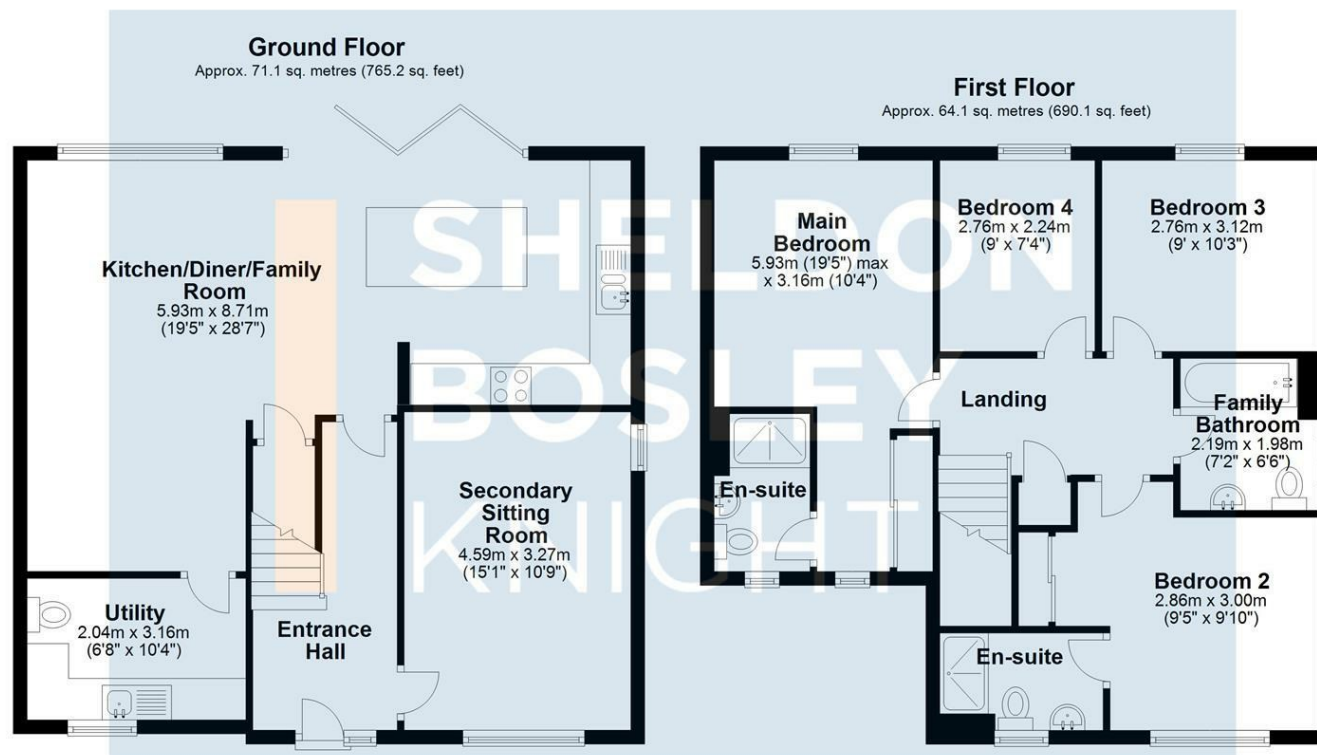
**Guide Price
£400,000**

EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority -
Warwickshire



Total area: approx. 135.2 sq. metres (1455.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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