



Dog Lane, Napton, CV47 8LT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE NOW *** Three-bedroom semi-detached house located to Napton Village. Napton is a highly sought after picturesque village in South Warwickshire situated on the junction where the South Oxford Canal meets the Grand Union. Napton offering numerous country walks and cycle routes as well as an excellent primary schools with pre-school attached. A traditional canal side pub and a gastro pub are within easy reach. A well-stocked village shop with local and fresh produce, bakery, cafe and Post Office.

Napton on the Hill lies 3.5 miles from the market town of Southam, 10 miles from Royal Leamington Spa and Gaydon and is well placed for Banbury, Coventry, Gaydon, Daventry and Rugby. The M40, M1 and M6 motorways are easily accessible

With modern presentation throughout this wonderful character home comprises in brief: Porch on entry. Living room with feature log burner, bay window and wooden flooring. Dining room with continuation of wooden flooring and stairs elevating to the first-floor accommodation. Kitchen with garden outlook and direct access to the rear private garden, fridge/freezer included. Separate utility room with washing machine provided, space available to place own tumble dryer, leads through to the shower room.

To the first floor: Two double bedrooms to the front elevation and single bedroom to the rear elevation with built in storage. Family sized bathroom with full suite including shower over bath.

With extensive garden to the front of the property and rear courtyard style garden with shed included and on street parking this property is offered UNFURNISHED. Council Tax Band C. Energy Rating D.







Key Features

- AVAILABLE NOW
- Napton, Southam
- Three Bedrooms, Two Bathrooms
- Semi-Detached House
- Extensive Front Garden & Rear Courtyard Garden
- UNFURNISHED
- Accessible Commute Options
- Quaint Village Lifestyle with Excellent Amenities
- Energy Rating C
- Council Tax Band C

£1,350 PCM