



1 Warton Lane

Austrey | CV9 3EJ | Guide Price £325,000

ROYSTON  
& LUND

- Guide Price £325,000
- Four Bedroom Semi-Detached
- Ground Floor Shower Room
- Kitchen with Induction Rangemaster
- Multiple Reception Rooms
- Fitted Sliding Wardrobes
- Modern Bathroom with Shower/Bath
- EPC Rating - TBC
- Council Tax Band - C
- Freehold





Guide Price £325,000

Royston & Lund are delighted to present this four-bedroom semi-detached home.

From the hallway, you are welcomed into a kitchen with traditional wooden cabinetry, gas hob, electric grill and over range, and an adjoining utility room. The ground floor enjoys multiple reception rooms, including a light-filled space with sliding patio doors, another with a bay window, and a dining room.

There is also a ground floor shower room and a further reception room that could easily serve as an additional bedroom.

Upstairs, the property features three well-proportioned bedrooms, one of which benefits from sliding fitted wardrobes. A modern family bathroom offers both a separate shower and bath.

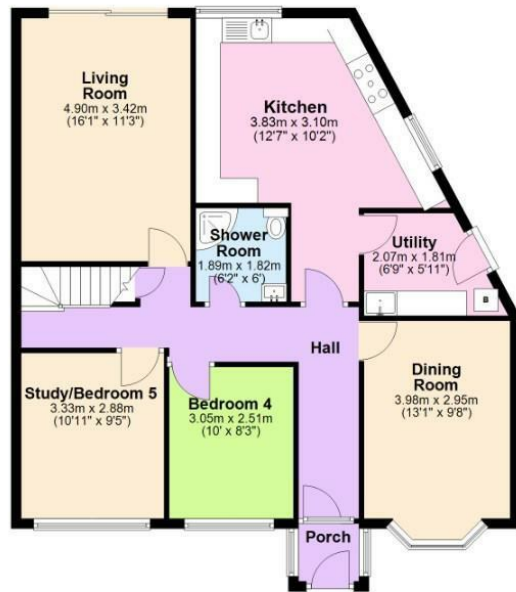
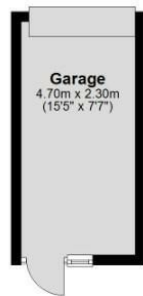
Outside, the rear garden is laid out with a slabbed patio area and lawn, with a winding path leading down to the detached garage and off-road parking. To the front, the property is elevated and enjoys further garden space with well-kept lawn and a mature tree that adds both privacy and charm.

Transport links are excellent by car: the village is just 2 miles from Junction 11 of the M42/A42, offering swift access to key cities including Birmingham, Derby, Leicester, and beyond.

Austrey is a picturesque village that blends rural aesthetic with practical amenities. Within the village, you'll find a village shop with Post Office, a primary school, pre-school, and playgroup. Anchored by two historic churches, the Bird in Hand pub, and a village hall that hosts clubs and societies.



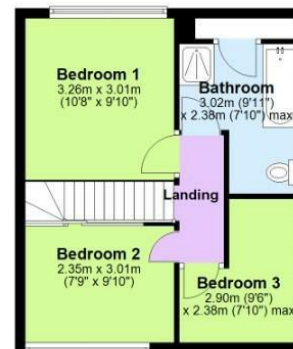
**Ground Floor**  
Approx. 102.0 sq. metres (1098.3 sq. feet)



Total area: approx. 137.9 sq. metres (1484.1 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.8 sq. feet)



## EPC

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

### England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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