



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.

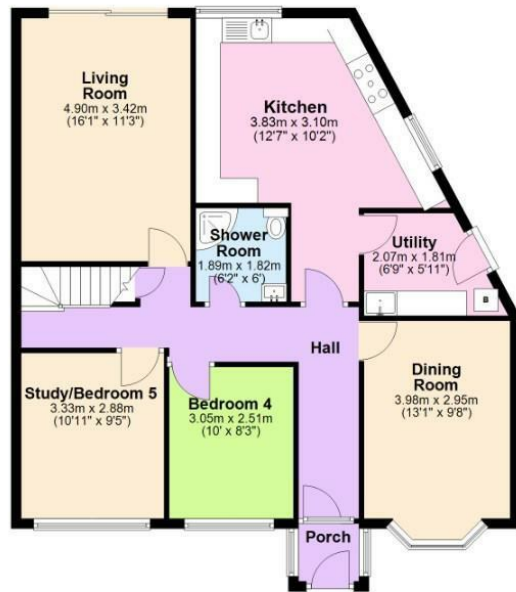
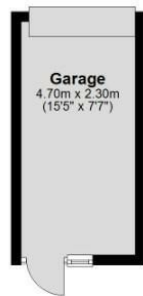
Outside, the rear garden is laid out with a slabbed patio area and lawn, with a winding path leading down to the detached garage and off-road parking. To the front, the property is elevated and enjoys further garden space with well-kept lawn and a mature tree that adds both privacy and charm.

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.



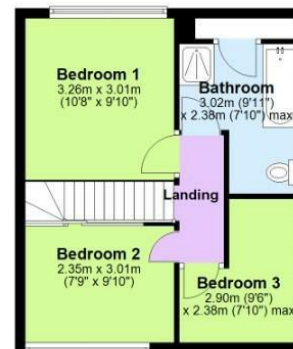
Ground Floor
Approx. 102.0 sq. metres (1098.3 sq. feet)



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) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

England & Wales

EU Directive
2002/91/EC



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**ROYSTON
& LUND**