



4 Farm Lane, Grendon, CV9 3DR

HOWKINS & HARRISON

4 Farm Lane, Grendon, Warwickshire, CV9 3DR

Guide Price: £350,000

DESCRIPTION

An extremely spacious extended semi-detached cottage superbly positioned on this extensive mature garden plot within a desirable and idyllic rural setting close to excellent road networks. Offered for sale with No Upward Chain, internal viewing is highly recommended to appreciate the size of the accommodation on offer. In brief the accommodation comprises, Hallway, Three Reception Rooms, splendid Dining Kitchen, Ground Floor Bedrooms with en-suite, to the first floor are three further bedrooms and family bathroom. Externally long gravelled driveway with turning area for several vehicles, mature sheltered front garden, side and rear gardens with open views over surrounding countryside.

ACCOMMODATION DETAILS

Entrance door leads to Porch with door leading to

RECEPTION HALLWAY

Having central heating radiator, stairs to first floor with storage cupboard under, part wood panelling and window to the front elevation. Door to

STUDY

2.86m(9'5") x 2.54m(8'4")

With beamed ceiling, central heating radiator and window.

CLOAKROOM

Housing low flush wc, wash hand basin, partial wall tiling and central heating radiator.

KITCHEN

4.71m(15'5") x 4.40m(14'5")

plus 2.93 x 1.79, Housing a comprehensive range of units comprising stainless steel 1 1/2 bowl drainer sink unit with mixer tap over set within rolled edge work surfaces, numerous solid oak wall and base units incorporating drawer compartments, display cabinets, rangemaster oven with solid oak extractor canopy over, spot lighting to ceiling, central heating radiator, double and double glazed door to outside.



LOUNGE

6.48m(21'3") x 5.06m(16'7")

With feature fireplace having wooden surround, marble effect back and hearth, log effect stove, double glazed window to the side elevation, beamed ceiling, french doors opening onto the rear garden, two central heating radiators and exposed timbers to ceiling.

SITTING ROOM

5.22m(17'2") into bay x 3.38m(11'1")

Having double glazed bay window to the front elevation overlooking the garden and woodland beyond, central

heating radiator, exposed timbers to ceiling, feature archway, door with steps down to snug.



SNUG

4.42m(14'6") x 3.27m(10'9")

With central heating radiator, wall light points and double glazed window to the front elevation.

GROUND FLOOR BEDROOM

3.34m(11'0") x 3.07m(10'1")

With french doors opening onto the garden, central heating radiator, double glazed window to the front elevation, built in cupboard housing the central heating boiler.

EN-SUITE

Comprising fully tiled shower cubicle with shower unit, wash hand basin with cupboards below and mixer tap over, low flush wc, partial wall tiling, chrome heated towel rail.

FIRST FLOOR ACCOMMODATION

Stairs from the hallway lead to Landing with window to the front elevation, central heating radiator, access to roof void.

BEDROOM ONE

4.18m(13'9") x 3.81m(12'6")

With central heating radiator, double glazed window to the side elevation overlooking the garden and views beyond, double glazed window to the rear elevation and coving to ceiling.



BEDROOM TWO

3.64m(11'11") plus wardrobes x 3.53m(11'7")

Housing a range of fitted wardrobes with cupboards above, central heating radiator, double glazed window to the front elevation overlooking the woodland.

BEDROOM THREE

6.16m(20'3") x 2.02m(6'8")

With central heating radiator, coving to ceiling, double glazed window to the rear elevation overlooking the garden.

RE-FITTED LUXURY BATHROOM

Comprising corner bath, wash hand basin with mixer tap, low flush wc, separate fully tiled shower cubicle with mains shower, chrome heated towel rail, partial wall tiling, central heating radiator, spot lighting and double glazed window to the side elevation.



OUTSIDE

There is a good sized garden with laid lawn to either side of the drive, established trees and flower beds, large gravelled driveway being gated, steps and patio leading to front door. Gate leads to side access and rear garden with pedestrian pathway.

REAR GARDEN

Good sized laid lawn, two paved patio areas, flower/shrubbery borders, fence panelled boundaries, to the side is a further lawned area, garden shed and conifer hedge boundaries.

LOCAL AUTHORITY

North Warwickshire Borough Council - 01827 715341

COUNCIL TAX Band – E

VIEWING

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.



FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

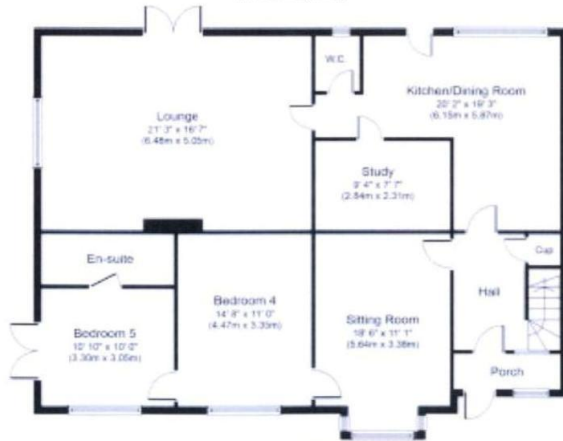
SERVICES

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to

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First Floor
 Approximate Floor Area
 580 sq. ft.
 (53.90 sq. m.)



Ground Floor
 Approximate Floor Area
 1346 sq. ft.
 (125.10 sq. m.)

FLOORPLAN - Howkins & Harrison prepare these plans for reference only. They are not to scale.

IMPORTANT NOTICE

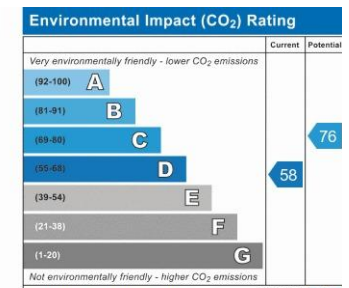
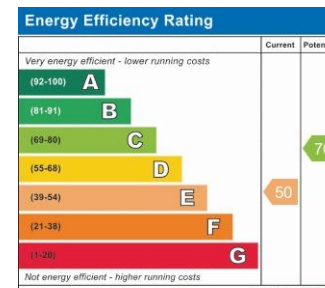
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the location, adequacy and availability of mains water, electricity, gas and drainage services.

ADDITIONAL SERVICES

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.



Chartered Surveyors | Auctioneers | Estate Agents | Valuers

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