



MANDERS CROFT

SOUTHAM

£430,000
FREEHOLD

Set in the heart of Southam market town, is this immaculately presented four-bedroom detached family home. With a wealth of space and versatility on offer, this lovely home has much to offer its next owners.

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- 4 Double Bedrooms • Stunning Views • En Suite To Main • Open Plan Kitchen/Diner • Downstairs W/C • Desirable Location • Close To Amenities • Immaculate Finish



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Upon entering the property, you are welcomed into a central entrance hallway that leads off to all other rooms within the home.

The lounge is a bright and airy room located at the front of the property and offers the perfect spot to relax.

At the rear of the home and stretching the width of the property is the open plan kitchen/diner. This bright and airy space is flooded with light thanks to the French doors that overlook the rear garden and is fully fitted with a range of wall and base units. The kitchen further benefits from an integrated gas hob, double oven, fridge, freezer, washing machine and dishwasher. This fantastic room also offers ample space for a large family dining table and a snug area.

The accommodation also comprises a downstairs w/c and ample storage space.

Leading upstairs this lovely home comprises four bedrooms, an ensuite shower room and a family bathroom.

The main bedroom is located at the rear of the home and is a good sized double room which overlooks stunning rural views. This lovely room is complete with a built-in wardrobe and the luxury of a modern ensuite shower room that offers a shower cubicle and heated towel rail.

Bedroom two is a further double room located at the rear of the home, with bedrooms three and four both being doubles that are located at the front of the property.

Conveniently located between all bedrooms is the family bathroom that is finished with a neutral palette and is inclusive of a bath and handheld shower.

Leading outside this lovely home is blessed with a private and fully landscaped rear garden. With separate decking areas, lawn, and patio, this wonderful garden is the perfect spot for unwinding while having the luxury of the stunning views.

This lovely home also benefits from off road parking, a garage complete with electrics, gas central heating and double glazing throughout.

Surrounded by the South Warwickshire Countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

EPC: C

Tenure: Freehold

Maintenance Fee: £166 per annum

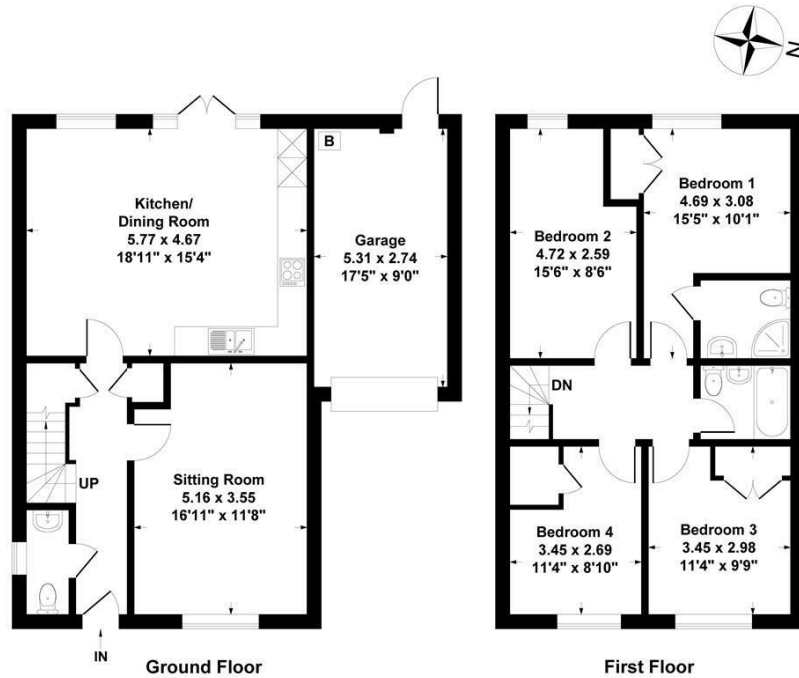
Council Tax Band: E

Local Authority: Stratford On Avon District Council



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Ground Floor Approx Area = 57.61 sq m / 620 sq ft
 First Floor Approx Area = 57.61 sq m / 620 sq ft
 Garage Approx Area = 14.54 sq m / 157 sq ft
 Total Area = 128.76 sq m / 1397 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	78	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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