



MYRTLE COTTAGE, UPPER BODDINGTON

DAVENTRY, NN11 6DR

GUIDE PRICE £395,000
FREEHOLD

Nestled at the heart of the desirable village of Upper Boddington is this beautifully presented three-bedroom detached cottage. Adorned with character features and only a short drive from Southam and Banbury, this lovely home has much to offer its next owners.

21 TOWNSEND LANE

- Detached Characterful Cottage
 - 3 Bedrooms
 - Conservatory
- Beautifully Presented
 - Private Garden
 - Off Road Parking
- Oil Central Heating
 - Log Burner
- No Onward Chain



Nestled at the heart of the desirable village of Upper Boddington is this beautifully presented three-bedroom detached cottage. Adorned with character features and only a short drive from Southam and Banbury, this lovely home has much to offer its next owners.

Upon entering the property, you are welcomed into the bright and airy conservatory providing access to the rest of the home, whilst offering the perfect spot to relax with views of the garden.

Leading through the property you will find the fully fitted kitchen that is complete with a range of wall and base bespoke units, together with space for freestanding white goods. The kitchen also offers ample room for a breakfast table.

The lounge is located just off the kitchen which is flooded with natural light and complete with a log burner that provides a genuinely homely feel.

The downstairs accommodation is also home to bedroom three which is a good-sized double room that also offers the versatility of a potential home office with views across the garden.

The shower room is on the ground floor and is fitted with a modern fitted basin/ w/c unit and fully tiled walk-in shower cubicle.

Upstairs briefly comprises of the main and second bedrooms, both of which are good sized double rooms inclusive of fitted storage, with the main bedroom benefiting from built in wardrobes.

Outside, this charming cottage is blessed with a sizeable rear garden that is laid mainly to lawn with a patio area and established foliage borders, offering a real sense of privacy due to its elevated position.

This idyllic home also benefits from off road parking for two vehicles, double glazing throughout and oil central heating.

Surrounded by countryside walks and with a wealth of amenities close by, this lovely home offers rural community living at its finest.

Local Authority: West Northamptonshire Council

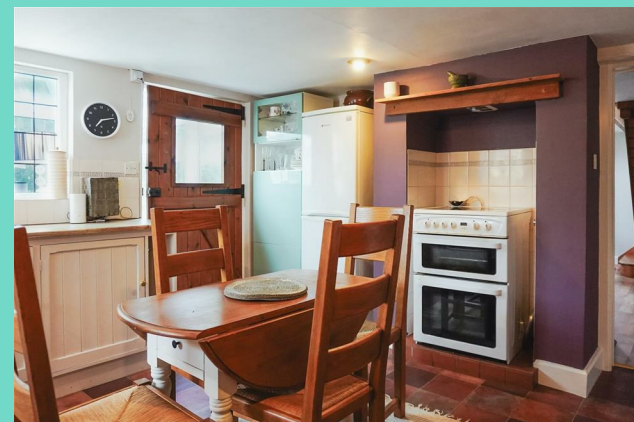
Tenure: Freehold

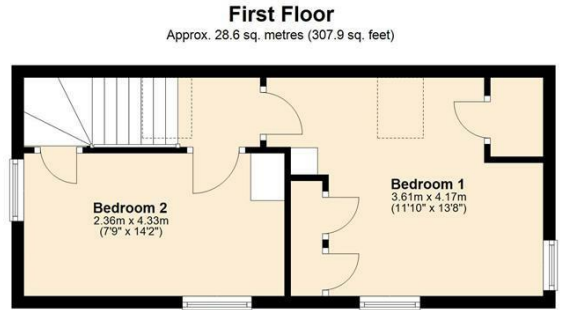
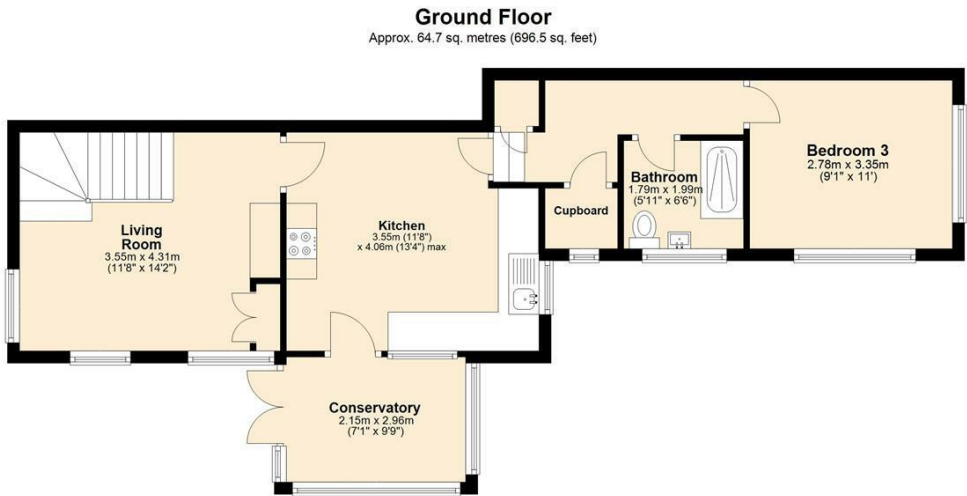
EPC: E

Council Tax Band: D



21 TOWNSEND LANE





Total area: approx. 93.3 sq. metres (1004.4 sq. feet)

For illustrative purposes only, not to scale. The position and size of doors, windows appliances and other features are approximate only.
Plan produced using PlanUp.



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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk