



## GLEBELANDS, VICARAGE LANE, PRIORS MARSTON CV47 7RT

OFFERS OVER £550,000  
**FREEHOLD**

Set on a stunning plot at the heart of the highly desirable village of Priors Marston, is this well presented and versatile three-bedroom detached bungalow. With an abundance of space and potential throughout, this lovely home has much to offer its next owners.



## VICARAGE LANE

- Chain Free • Double Garage • Off Road Parking • Potential To Extend STPP • Versatile Sun Room • Utility Room • Beautiful Home • Stunning Walled Garden



Set on a stunning plot at the heart of the highly desirable village of Priors Marston, is this well presented and versatile three-bedroom detached bungalow. With an abundance of space and potential throughout, this lovely home has much to offer its next owners.

You are welcomed into the home via a porch that leads into a central entrance hallway.

The bright and airy lounge is located at the rear of the home and overlooks the stunning private garden. This lovely space leads into a versatile sunroom offers access through double doors to the rear garden and is the perfect spot to while away the hours.

At the front of the home, you will find the newly updated fitted kitchen/diner that is complete with a range of wall and base units and is inclusive of a freestanding electric oven and fridge. This great space also benefits from plenty of room for a family dining table.

Conveniently situated just off the kitchen, is a utility room that offers side access to the garden, a separate sink and space for a free-standing dishwasher and washing machine.

Leading through the property is the spacious main bedroom that is located towards the front of the home and is a generously sized double room, complete with fitted wardrobes.

Bedroom two is a further double room that offers garden views and further benefits from built in storage; with bedroom three being a good sized single also complete with a built-in

cupboard.

Conveniently situated between all bedrooms is a separate bathroom and toilet. The bathroom is complete with a shower over the bath and the separate toilet offers built in storage.

Leading outside this lovely home is blessed with an outstanding, walled garden that wraps around the property. This impressive space offers complete privacy and is laid mainly to lawn with a patio area and established borders and foliage. The tranquil garden is the perfect spot for alfresco dining and entertaining guests through the summer months.

This wonderful home further benefits from a double garage that is complete with a new electric roller door, gas central heating, double glazing throughout and off-road parking for several vehicles.

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

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: E

EPC: E

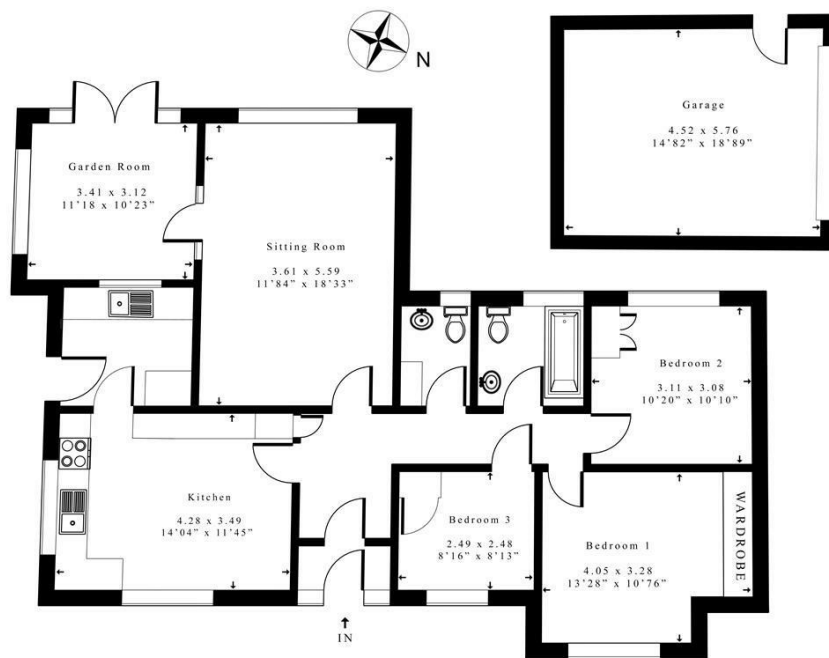




## VICARAGE LANE







Ground Floor

Ground Floor Approx. Area = 97.45 sq m / 1048.94 sq ft  
 Garage = 26.03 sq m / 280.18 sq ft  
 Total Area = 123.48 sq m / 1329.12 sq ft

Measurements are approximate and 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		
(69-80) C		78
(55-68) D	54	
(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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