



DOG LANE

NAPTON CV47 8LT

GUIDE PRICE £570,000
FREEHOLD

Set at the heart of the highly desirable village of Napton, is this spacious and versatile three/four-bedroom detached home. With stunning views and lots of amenities on its doorstep this lovely home has much to offer its next owners.

DOG LANE

- 4 Bedroom Detached Home • Generous Gardens • Kitchen/Diner • Spacious Home • Double Garage • Off Road Parking • Stunning Views • Desirable Village Location • Close To Amenities • Two En Suites



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

At the heart of the home, you will find the open plan kitchen/diner that has been lovingly finished to a modern standard. This kitchen is complete with a range of wall and base units and is inclusive of an integrated electric hob, double oven, dishwasher and space for freestanding white goods. This bright and airy room offers ample space for a family dining table.

The kitchen also conveniently gives access into a utility room that provides a separate sink, under counter space for white goods and an internal pedestrian door into the double garage. Further to this, it provides access to a study that overlooks the rear garden.

The lounge is a generously sized room that is flooded with natural light and is complete with fitted storage cabinets and gives access through French doors into the conservatory.

The conservatory overlooks the manicured rear garden, offers the perfect spot to enjoy countryside views and is currently being used as a sitting room.

The downstairs accommodation further benefits from a fully fitted downstairs shower room that is complete with a white tiled suite inclusive of a shower cubicle and under sink storage.

Located at the rear of the home you will find a versatile fourth bedroom that would also lend itself to the perfect children's playroom, hobby room or work from home space.

Upstairs briefly comprises of three bedrooms and two en suite shower rooms.

The main bedroom is located at the rear of the home, is a generously sized double room and offers stunning views across the garden. This bedroom is complete with extensive fitted wardrobes and the luxury of a fully fitted en suite shower room.

Bedroom two is situated at the front of the home and is a further good sized double room and is complete with fitted storage and an en suite shower room that is complete with shower over the bath.

Bedroom three is another double room that's finished with built in wardrobes.

Leading outside this lovely family home is blessed with an extensive manicured garden that is laid mainly to lawn, with a large, decked area and established foliage borders that offer a real sense of privacy. This impressive garden is the perfect spot for alfresco dining and entertaining guests in the summer months.

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

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

Tenure: Freehold

Council Tax Band: C

Local Authority: Stratford On Avon District Council

EPC: D

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior



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