



## LADBROKE ROAD

BISHOPS ITCHINGTON CV47 2RY

GUIDE PRICE £335,000

Set at the heart of the highly desirable village of Bishops Itchington, is this beautifully presented three-bedroom, semi-detached home. Spacious and well-presented throughout, this lovely home has much to offer its next owners.

## LADBROKE ROAD

- 3 Bedrooms • Village Location • Off Road
- Parking • Garage • Well
- Presented • Conservatory • Countryside
- Views • Good Road Links Nearby • Close To
- Amenities



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

The lounge is a bright and spacious room perfect for relaxing of an evening. The lounge also conveniently gives access through sliding patio doors into the conservatory that is currently being used as a dining room. The conservatory enjoys picturesque views of the rear garden and surrounding countryside.

Stretching the depth of the home you will find the modern and fully fitted kitchen/diner that is finished with a range of wall and base units. This attractive space is complete with a Rangemaster oven, undercounter space for white goods and a breakfast bar. French doors conveniently give access from the kitchen into the conservatory.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is located at the rear of the home, is a generously sized double room and enjoys stunning views.

Bedroom two is a further double room located at the front of the home and is complete with built in wardrobes, with bedroom three being a good-sized single room that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is completed to a high standard in keeping with

the rest of the home. The modern tiled suite is complete with a shower over the bath, built in storage, underfloor heating and stunning views.

Outside, this beautiful home is blessed with a private rear garden that is laid mainly to lawn with a patio area and established borders. Unspoilt views makes this garden the perfect spot for alfresco dining or entertaining guests throughout the summer months.

This lovely home also benefits from a single garage complete with electrics, downstairs w/c, boarded loft with lighting, a large front garden laid to lawn, 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 property offers rural community living at its finest.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: C

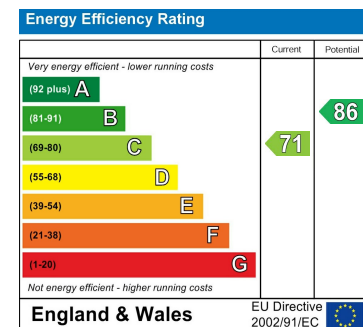
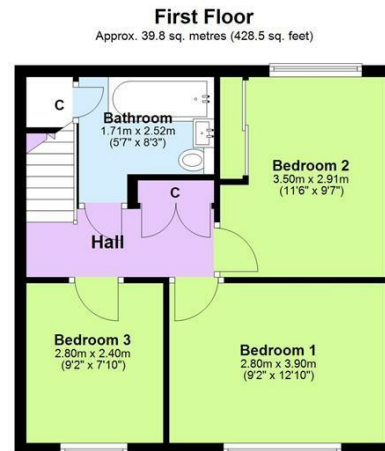
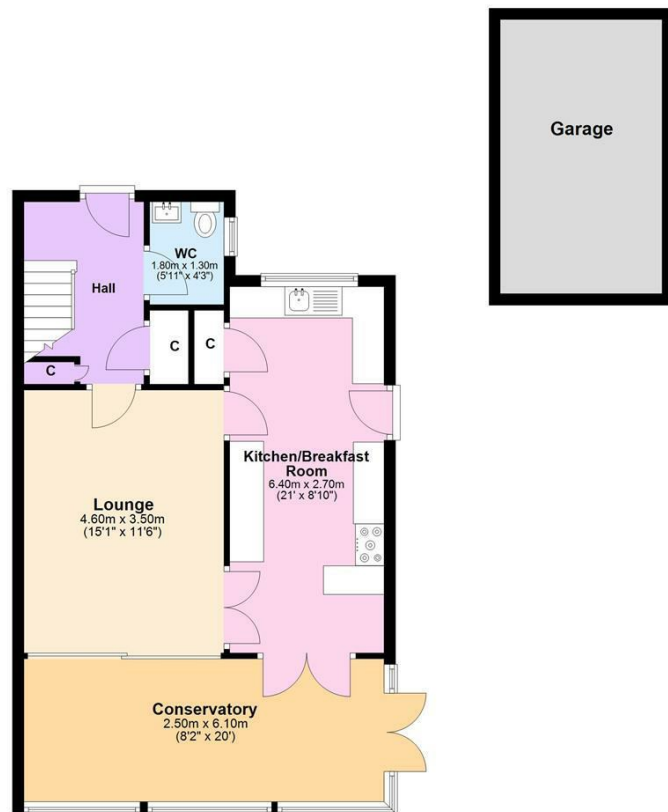
Council Tax Band: C



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**Ground Floor**  
Main area: approx. 61.5 sq. metres (662.3 sq. feet)  
Plus garages: approx. 13.5 sq. metres (145.7 sq. feet)



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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