



MANDERS CROFT

SOUTHAM, CV47 0HZ

GUIDE PRICE £445,000
FREEHOLD

Set on the outskirts of the highly desirable market town of Southam, this attractive and spacious four-bedroom link-detached home enjoys a delightful position surrounded by the South Warwickshire countryside. With a wealth of local amenities close by, the property offers a welcoming and versatile home with much to offer its next owners.

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- 4 Bedrooms • Separate Dining Room • Enclosed Rear Garden • Garage • Driveway
- Parking • Downstairs W/C • En Suite To Main • Close To Amenities • Desirable Location



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Ground Floor:

-Upon entering the property, you are greeted by a central entrance hallway that provides access to all principal rooms within the home.

-Located at the front of the home, the bright and airy kitchen/breakfast room is fully fitted with a range of wall and base units and features an integrated dishwasher, washing machine, electric double oven, induction hob, and freestanding fridge/freezer. This welcoming space also offers ample room for a breakfast table, making it ideal for casual family dining.

-Located at the rear of the home and overlooking the garden through French doors, the spacious lounge is flooded with natural light and provides the perfect space to relax in the evening.

-Also located at the rear of the home, the versatile separate dining room overlooks the garden through French doors and benefits from an understairs storage cupboard, offering a bright and inviting space for family meals or entertaining.

-The ground floor also benefits from a convenient guest W/C.

First Floor:

-The main bedroom, situated at the rear of the home, is a generously sized double featuring a built-in wardrobe and benefiting from a modern en-suite shower room.

-Bedroom two is a further double room located at the front of the home and also features a built-in wardrobe.

-Bedroom three is a spacious single room located at the rear of the home, while bedroom four is a single room situated at the front and is currently used as a craft room.

-The family bathroom is conveniently located close to all bedrooms and is fitted with a bath with overhead shower, heated towel rail, hand basin, and W/C.

Garden, Exterior & Further Property Information:

-Leading outside, this lovely home offers an enclosed rear garden, laid mainly to lawn and patio, with established foliage borders that create a delightful spot to relax during the summer months.

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

-With a wealth of amenities on its doorstep and excellent road links nearby, this home offers the perfect blend of rural charm and community living.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: D

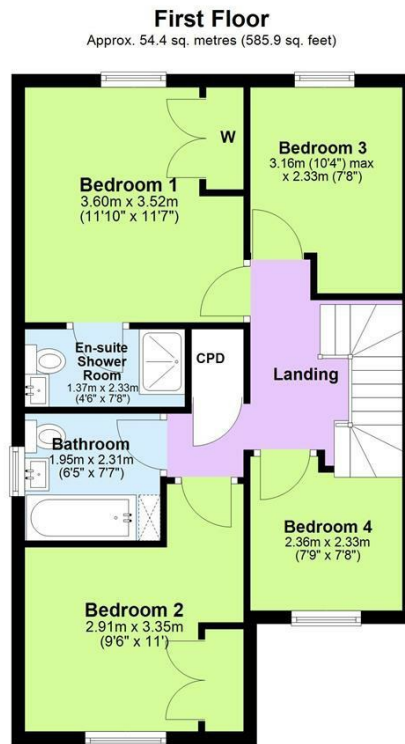
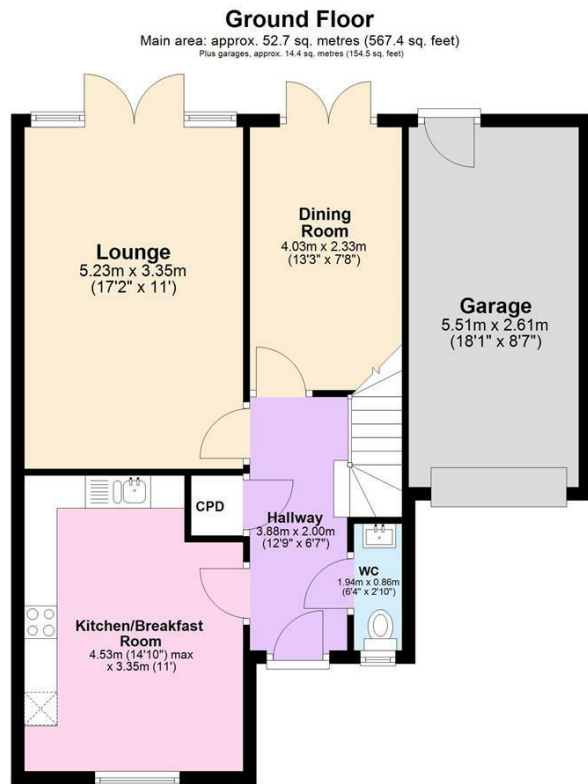
Local Authority: Stratford On Avon District Council

Maintenance Fee: £166.40 per annum



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Main area: Approx. 107.2 sq. metres (1153.4 sq. feet)
Plus garages, approx. 14.4 sq. metres (154.5 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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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