



Connells

Lysander Way
Southam



Property Description

Connells are delighted to bring to market this IMMACULATELY PRESENTED and rarely available THREE BEDROOM DETACHED FAMILY HOME ideally situated on the RECENTLY DEVELOPED FLYING FIELDS DEVELOPMENT. The property briefly comprises of an entrance hall, lounge, kitchen/diner, guest cloakroom, landing and THREE BEDROOMS one with EN-SUITE, family bathroom, PRIVATE REAR GARDEN, garage and driveway.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Approach

To the front of the property is a small lawn with planted border, path leading to the front entrance, driveway leading to gated side access.

Entrance Hall

Entrance door to front with twin double glazed windows to the front aspect. Storage cupboard, door to the guest WC, radiator, understairs storage cupboard, doors to the lounge, kitchen diner and staircase leading to the first floor.

Guest Cloakroom

Fitted suite with vinyl flooring, low level toilet, pedestal and wash basin with chrome mixer tap, tiled splashback, extractor, and a radiator.

Kitchen/ Diner

18' 8" maximum x 11' 4" maximum (5.69m maximum x 3.45m maximum)

Double glazed windows to the side aspect and double glazed box bay window to the front aspect. The kitchen is fitted with grey timber effect vinyl flooring, there is a mat white fitted kitchen with brushed satin handles, which includes a fitted fridge, fitted freezer, Zanussi double oven, four ring Zanussi gas hob, with stainless steel splashback and extractor over. Under-counter lighting, 1 & 1/2 bowl stainless steel sink with mixer tap and two radiators.

Lounge

18' 8" x 11' 4" (5.69m x 3.45m)

Double glazed box bay window to the front aspect and double glazed French doors which have fitted blinds and matching full-height side windows to the rear garden. Two radiators.

Stairs & Landing

Stairs to from the hallway. There is a radiator and doors to the three bedrooms and bathroom. Loft hatch with pulldown ladder and a light.

Bedroom One

13' 5" x 10' 10" (4.09m x 3.30m)

Double glazed window to the front elevation and side. Fitted wardrobes, radiator, and door through to the en-suite.

En-Suite

Fitted suite with double width shower with a bi-folding glass door and an electric shower. Pedestal hand wash basin with chrome mixer tap, toilet, part tiled walls, radiator, an extractor and grey timber effect vinyl flooring.

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed windows to the front and side elevations, double fitted wardrobe and a radiator.

Bedroom Three

11' 4" x 8' (3.45m x 2.44m)

Double glazed window to the side aspect and a radiator.

Family Bathroom

Double glazed window to the front aspect. Grey timber effect vinyl flooring, white suite, comprising of bath with glass shower screen and thermostatic main shower. There is a pedestal hand wash basin with chrome mixer tap, low level WC, part tiled walls, extractor and a radiator.

Garden

South facing garden, with a lawn and extended patio. There is a tall brick wall and fencing. Side gate to the driveway and garage.

Garage & Driveway

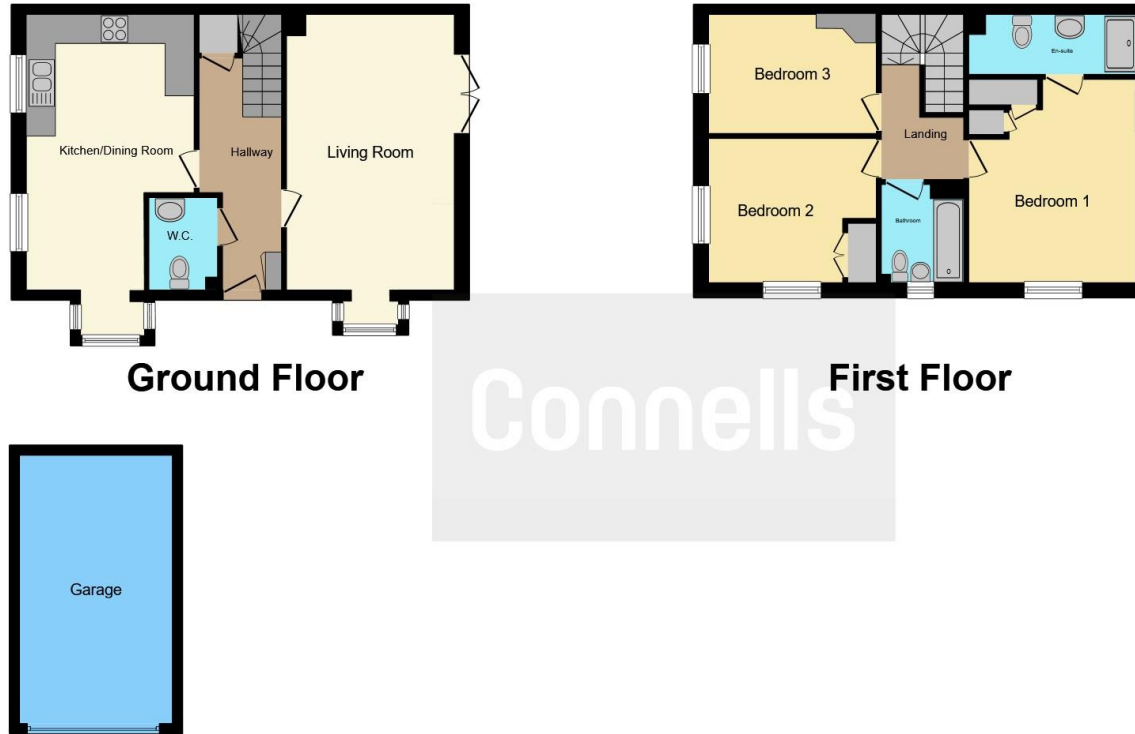
18' x 10' 3" (5.49m x 3.12m)

Single garage with power, lighting and an up-and-over door. Drive for parking 2-3 cars with an EV charging point. The garage has drawings for converting into a home office/sunroom.









Ground Floor

First Floor

Garage



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/STH104021



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