



RAINSBROOK CLOSE

Connells

Rainsbrook Close
Southam



Property Description

Connells are delighted to bring to market this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME ideally situated on the close to Southam town, The property briefly comprises of an entrance hall, lounge, Kitchen, dining room, cloakroom, landing, FOUR BEDROOMS with EN-SUITE to the MASTER BEDROOM, family bathroom, PRIVATE REAR GARDEN, garage and off-street parking.

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.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes.

Approach

This well presented accommodation in more detail comprises of block paved driveway leading to garage, Shrub borders with paved path leading to front door.

Entrance Hall

Stairs to first floor, storage cupboard, radiator and doors to:

Cloakroom

Fitted with wash hand basin with tiled splashbacks, low level WC and a radiator.

Lounge

20' 5" x 10' 6" (6.22m x 3.20m)
Double glazed window to the front aspect and double glazed French doors leading out the rear garden. Feature surround fire place, under stairs storage cupboard, television point, telephone point and a radiator.

Breakfast Kitchen

13' 10" x 8' 6" (4.22m x 2.59m)
Double glazed window to the rear aspect. Fitted kitchen with a range of wall and base units with work surface over, incorporating one and a half bowl sink. Integrated oven, gas hob inset to work surface with cooker hood over and radiator. Breakfast bar and doors to:

Utility

5' 11" Plus Recess x 5' 4" (1.80m Plus Recess x 1.63m)

Double glazed single door to the rear aspect. Fitted with wall and base units with work surface over, a radiator and space and plumbing for washing machine and fridge/freezer.

Dining Room

Double glazed window to the front aspect.

First Floor Landing

Double glazed window to the rear aspect. The first floor landing consists of an Airing cupboard, access to a loft area and doors to:

Main Bedroom

10' 11" x 9' 4" (3.33m x 2.84m)

Double glazed windows to the front aspect. Built in wardrobes, television point, a radiator and door to:

En Suite

Double glazed window to the front aspect. Shower cubicle, wash hand basin, low level WC, part tiled walls, heated towel and extractor fan.

Bedroom Two

10' 10" x 8' 7" (3.30m x 2.62m)

Double glazed windows to the rear aspect and a radiator.

Bedroom Three

8' 2" x 6' 5" Plus Recess (2.49m x 1.96m Plus Recess)

Double glazed window to front aspect and a radiator.

Bedroom Four

7' 5" x 6' 10" (2.26m x 2.08m)

Double glazed window to the rear aspect and a radiator.

Bathroom

Obscure double glazed window to the side aspect. Fitted bathroom consists of a bath with shower over. Pedestal wash hand basin, low level WC, shaver point, part tiled walls. Radiator and extractor fan.

Rear Garden

Enclosed timber fenced brick walled rear garden with a paved patio and lawn area. Shrub borders, and access to the front of the property.

Garage

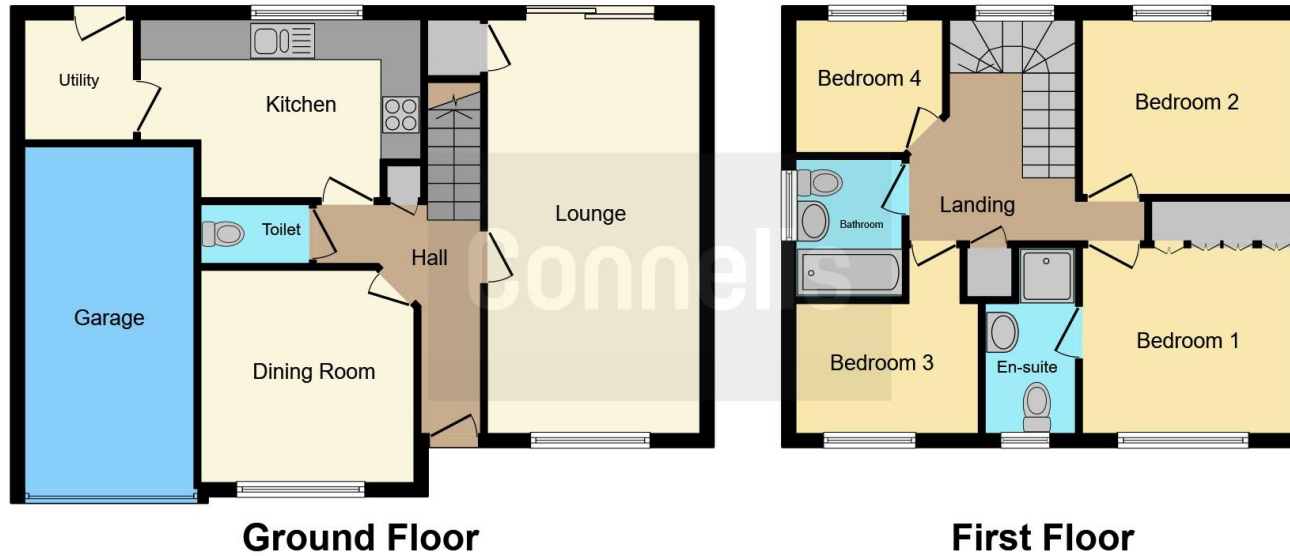
17' 1" x 8' 8" (5.21m x 2.64m)

Single garage with up and over door, power and light.









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

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: C

view this property online connells.co.uk/Property/STH104131

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH104131 - 0004