



Connells

Rainsbrook Close
Southam



Property Description

Connells are delighted to bring to market this IMMACULATELY PRESENTED and spacious FOUR BEDROOM DETACHED FAMILY HOME, Set on the outskirts of the desirable market town of Southam, ideally situated within walking distance to local schools. The property briefly comprises of a breakfast kitchen, lounge, and study, dining area, ensuite to main bedroom, bathroom, enclosed rear garden & double garage.

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

This well presented accommodation in more detail comprises of a 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:

Study

11' 4" x 8' 8" maximum (3.45m x 2.64m maximum)

Double glazed window to the front and side aspect and a radiator.

Cloakroom

Double glazed window to the front aspect. Fitted with wash hand basin with tiled splashbacks, low level WC and a radiator.

Lounge

15' 10" x 12' 6" (4.83m x 3.81m)

Double glazed window to the rear aspect and double glazed French doors leading out the rear garden. Television point, telephone point, a radiator and an archway through to:

Dining Area

9' 9" x 9' 1" (2.97m x 2.77m)

Archway from lounge and a double glazed window to the rear aspect, door to the kitchen and a radiator.

Breakfast Kitchen

12' 5" plus hallway x 9' (3.78m plus hallway x 2.74m)

Double glazed window to the front aspect. Fitted kitchen with a range of wall and base units with work surface over, incorporating one and a half bowl sink. Integrated double oven, space for fridge/freezer. Gas hob inset to work surface with cooker hood over and radiator. Doors to:

Utility

5' 11" x 5' 1" (1.80m x 1.55m)

Double glazed single door to the side aspect. Fitted with wall and base units with work surface over incorporating sink and drainer, a radiator and space and plumbing for washing machine.

First Floor Landing

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

Main Bedroom

13' 2" x 9' 10" (4.01m x 3.00m)

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

En Suite

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

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed windows to the front aspect. Built in wardrobes and cupboard. A radiator.

Bedroom Three

10' 1" x 9' 10" (3.07m x 3.00m)

Double glazed window to rear aspect. Built in storage cupboard and a radiator.

Bedroom Four

7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to the front 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.

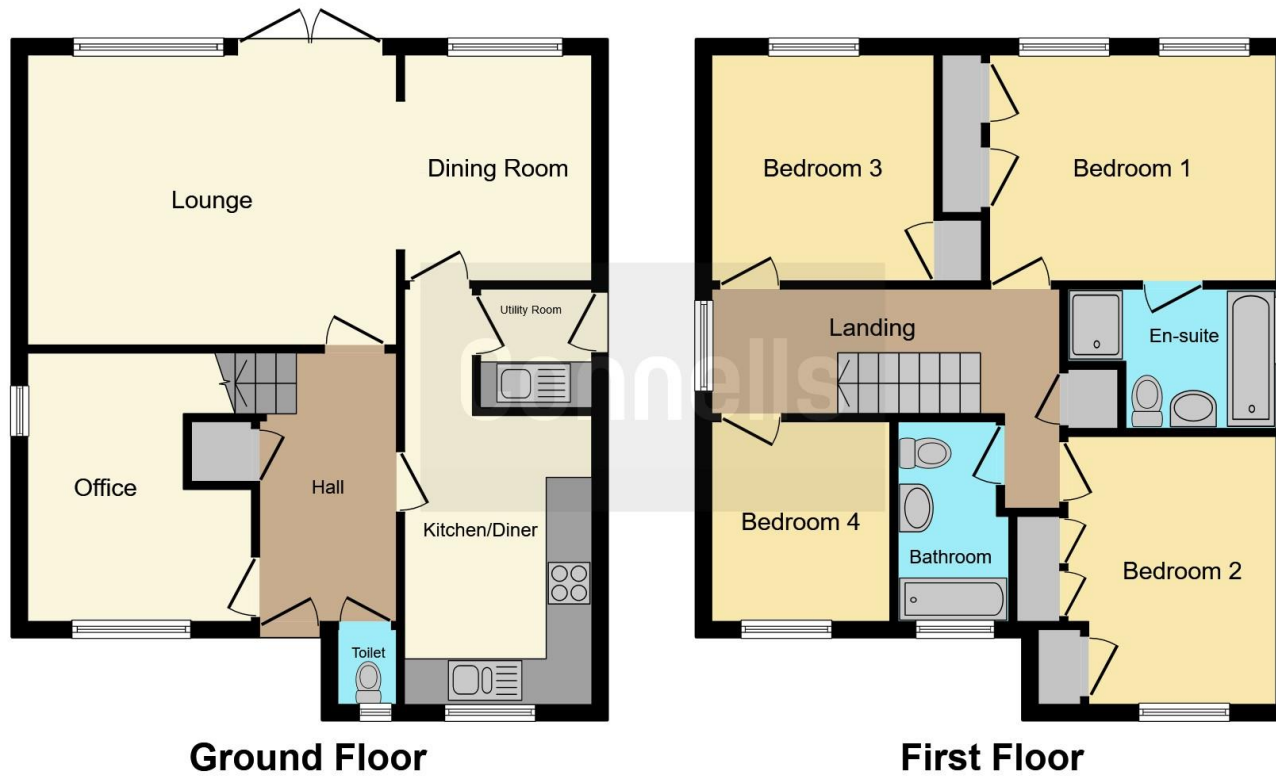
Garage

Double 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

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EPC Rating: C

Tenure: Freehold

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