



Connells

Meadow Drive
Long Itchington Southam

Meadow Drive Long Itchington Southam CV47 9AA

for sale
£300,000



Property Description

The popular village of Long Itchington is conveniently located on the A423 for commuting into Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Travel links are excellent, with easy access to the M40, M1, M6 and M69 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.

Long Itchington has a thriving social and community spirit and offers a Co-op, newsagents, hairdressers, a choice of excellent public houses, Holy Trinity Church, community centre, allotments and a number of local groups and clubs. Education is offered through Long Itchington C of E primary school, Long Itchington pre-school and Bizzy Tots nursery.

Just down the road is the historic market town of Southam which offers rural community living with the advantages of town amenities. Southam has a weekly market on Tuesday mornings and an additional monthly farmer's market selling local produce. The town also offers additional educational facilities in the form of three primary school, Southam College secondary school which is rated outstanding by Ofsted and further afield private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Approach

This immaculate two bedroom semi-detached bungalow is located on the Spinney Fields Estate in the popular village of Long Itchington and is within easy walking distance of the local school and shops. This lovely home benefits from convenient transport links to Leamington, Warwick, Coventry, JLR and major road and rail networks.

Block paved path leading to front door, lawn fore garden with mature shrubs. Tarmac driveway leading to garage.

Hallway

Door to the front of the property, storage cupboard, access to loft space, radiator and doors to:

Lounge/ Kitchen/ Dining

23' 4" x 13' 6" (7.11m x 4.11m)

Open plan light and airy space with two double glazed French doors to the rear garden. The kitchen is fitted with wooden flooring, there is a white fitted kitchen, which includes a fitted fridge/freezer, integrated electric oven, four ring gas hob, with stainless steel splashback and extractor over. 1 & 1/2 bowl stainless steel sink with mixer tap, integrated washing machine and dishwasher, vinyl flooring and radiators.

Bedroom One

15' 5" x 8' 10" (4.70m x 2.69m)

Double glazed window to the front aspect, carpeted floor and a radiator.

Bedroom Two

11' 11" x 10' 3" (3.63m x 3.12m)

Double glazed window to the front aspect, carpeted floor and a radiator.

Bathroom

Double glazed window to the side aspect. Vinyl tiled 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.

Rear Garden

South facing rear garden with paved patio area ideal for al fresco dining with a lawn and raised flower beds. Side gate to the driveway and garage.

Garage & Driveway

17' 4" x 9' 9" (5.28m x 2.97m)

Single garage with power, lighting and an up-and-over door. Drive for parking multiple cars.





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: B

view this property online [connells.co.uk/Property/STH104433](https://www.connells.co.uk/Property/STH104433)



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: STH104433 - 0014