



Connells

Wulfstan Drive
Long Itchington Southam



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 several 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

The bungalow is situated in a popular residential area. On approach the property is enclosed by a surrounding brick boundary to the front aspect. The tarmac driveway provides off street parking and direct access to the entrance door and gated rear garden.

Entrance Hallway

With storage cupboard housing the electrical meters, radiator and doors leading to all other rooms.

Kitchen

11' 8" x 6' 6" (3.56m x 1.98m)

The kitchen is fitted with a range of wall and base units, stainless steel sink and drainer unit, integrated oven and electric hob, space and plumbing for washing machine, integrated fridge freezer, integrated combi boiler, radiator, tiled walls, and loft hatch providing access to roof space. Double glazed windows to the front and side aspect.

Lounge Dining Room

15' 2" x 10' 5" (4.62m x 3.17m)

Feature fireplace with electric fire inset, television aerial point, telephone line and radiator. Double glazed bay window to the front aspect.



Bedroom One

13' 11" x 10' 3" (4.24m x 3.12m)

Radiator and double glazed window to the rear aspect, overlooking the rear garden.

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m)

Radiator and double glazed sliding doors leading out to the rear garden.

Bathroom

Fitted with suite comprising panel bath with electric shower over, radiator. Double glazed window to side elevation.

Rear Garden

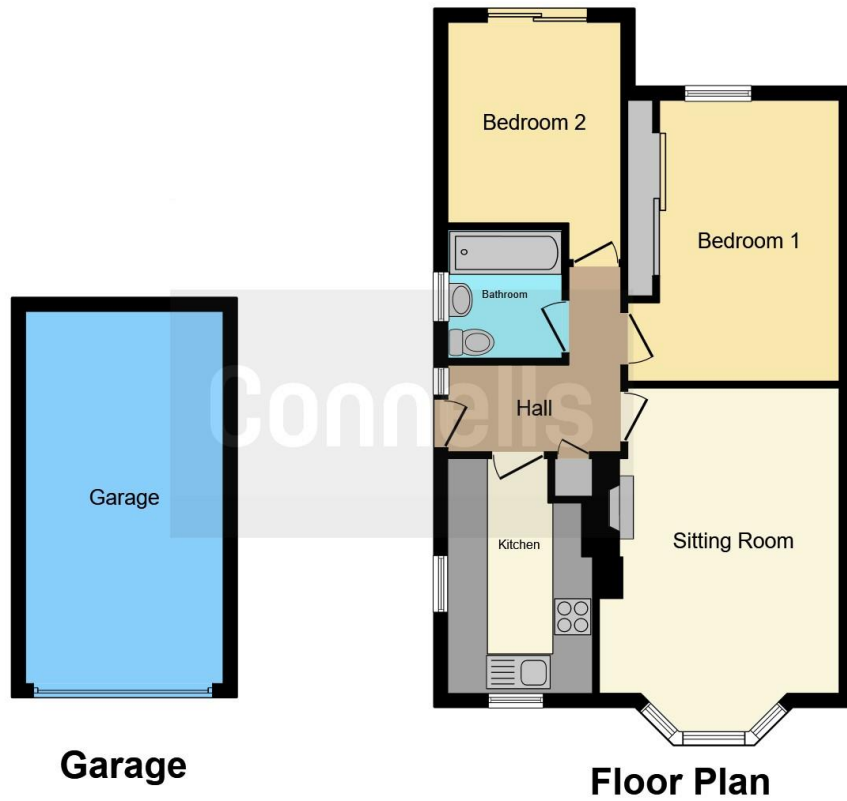
Enclosed with timber panel fencing, laid mainly to lawn with paved patio area and timber garden sheds. Access to garage and gated access to the front of the property.

Garage

16' 6" x 8' 6" (5.03m x 2.59m)

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





This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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