



Connells  
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FOR SALE

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Connells

Lindsay Walk  
Temple Herdewyke Southam

# Lindsay Walk Temple Herdewyke Southam CV47 2UH

for sale  
**£200,000**



## Property Description

Connells are delighted to bring to market this well-presented TWO BEDROOM END OF TERRACED HOME ideally situated within the popular village of Temple Herdewyke. The property briefly comprises of an entrance hall, lounge-diner, kitchen, UTILITY, landing, TWO GENEROUSLY SIZED BEDROOMS, bathroom, PRIVATE REAR GARDEN and DRIVEWAY PARKING.

The quaint village of Temple Herdewyke is located on the outskirts of Gaydon, Kineton, Lighthorne and nearby to Kineton Marborough Barracks and Jaguar Land Rover sites. Temple Herdewyke offers a primary school and nursery which is part of the Warwickshire local authority, just off the B4100 Warwick to Banbury Road. Conveniently situated for Southam, Leamington Spa, Warwick and Banbury where you will find excellent additional shopping facilities. Travel links are great, with easy access to the M40, trains from Leamington Spa, Coventry, Rugby and Banbury into London or Birmingham. The historic market town of Southam provides a selection of supermarkets, a post office, library, primary schools and highly regarded Southam College, restaurants and public houses.

## Approach

This pleasant family home is situated in a rural location of Temple Herdewyke. The property is approached via a block paved pathway up to front door. Shale driveway parking and shrubs borders.

## Entrance Hall

Stairs rising to first floor accommodation. Electric heater, understairs cupboard and doors to:

## Lounge/ Diner

14' 6" maximum x 13' 9" maximum ( 4.42m maximum x 4.19m maximum )

Double glazed window to rear aspect, Wood burner fire with wooden surround, Television aerial and telephone point.

## Kitchen

10' 3" x 9' 7" ( 3.12m x 2.92m )

Double glazed window to front aspect. Fitted with a range of light wood effect wall and base units with roll edge work surfaces over, incorporating one and a half bowl single drainer sink unit with mixer tap over, part tiled walls, space for free standing electric cooker, space and plumbing for washing machine.

## Utility Area

Double glazed door leading out to rear garden. Space for fridge freezer.

## First Floor Landing

Double glazed window to the side aspect. Doors to bedrooms and bathroom, airing cupboard and two storage cupboard.

## Bedroom One

13' 9" x 9' ( 4.19m x 2.74m )

Double glazed window to the rear aspect. Built in wardrobes and electric panel heater. Access to loft space.

## Bedroom Two

13' 9" maximum x 8' 10" maximum ( 4.19m maximum x 2.69m maximum )

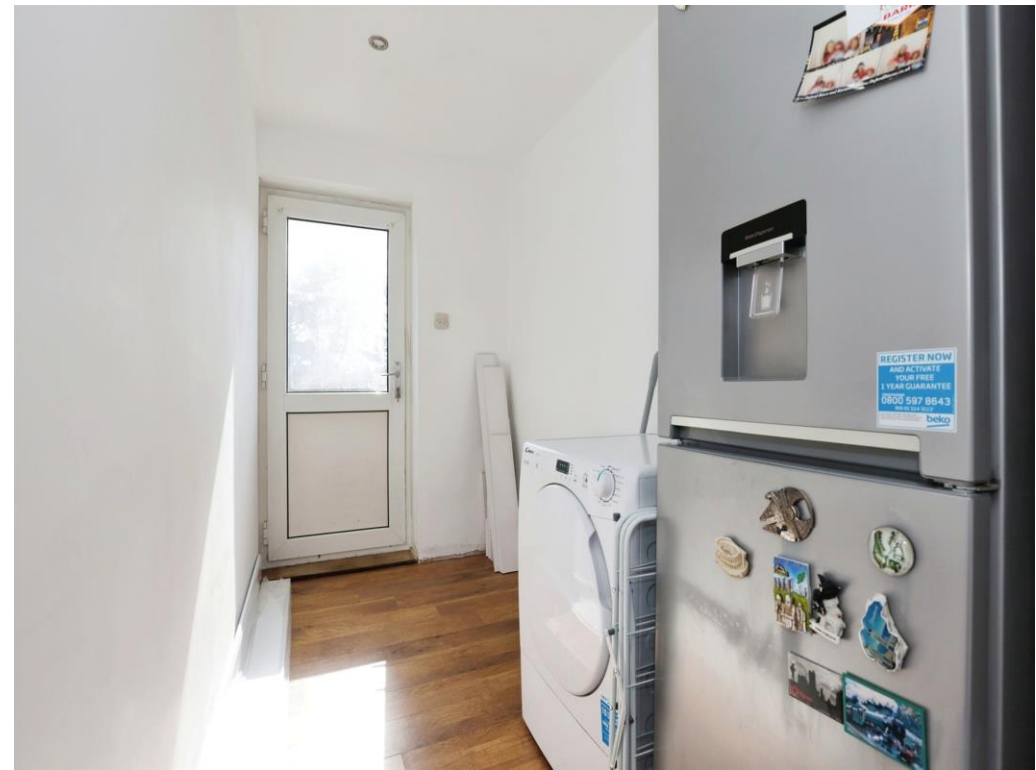
Double glazed window to rear aspect. Build in wardrobes and electric panel radiator.

## Bathroom

Opaque double glazed windows to the front aspect. Fitted with a suite comprising of Jacuzzi bath with mixer tap, pedestal hand wash basin, low level WC, part tiled walls and heated towel rail.

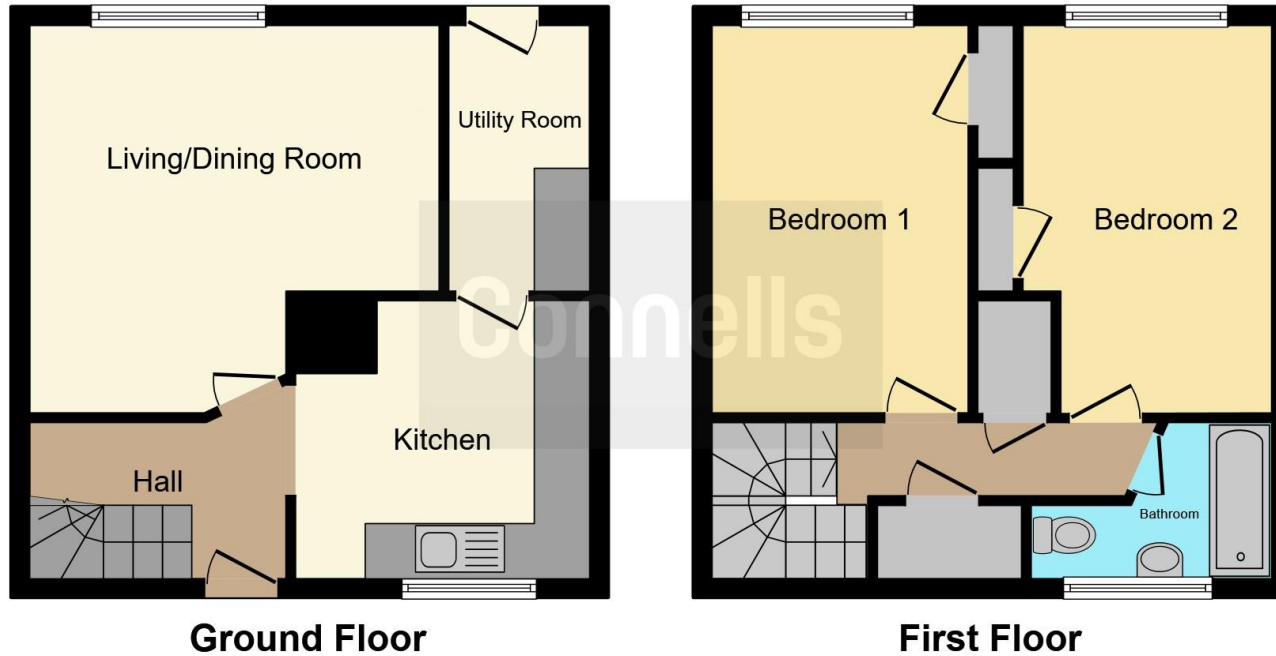
## Rear Garden

Enclosed and private garden with multi-level decking. Bark chipped play area and lawn with borders. Gated access to the rear of the garden.









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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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Property Ref: STH104376 - 0003