



Connells

Falkland Place
Temple Herdewyke Southam



Property Description

Connells are delighted to bring to market this fantastic opportunity to acquire this well maintained three-bedroom semi-detached home with a drive. Located in the popular village of Temple Herdewyke this spacious home briefly comprises, light and airy lounge/diner, well-presented kitchen, two double bedrooms, single bedroom & a family bathroom. Benefiting from a good-sized rear garden and a large wooden shed.

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.

Lounge

13' 10" x 14' 11" (4.22m x 4.55m)

The Lounge compromises of double-glazed windows to rear, oil radiator, laminate flooring with the original log burner.

Kitchen

11' 11" x 11' 5" (3.63m x 3.48m)

This modern kitchen includes tiled flooring, radiator, cupboard space with under cupboard lights, electric oven and induction hob. The stylish kitchen also has a wash hand basin with drainer a door leading the rear and double-glazed window to the rear of the property.

Landing

The landing is fully carpeted with ceiling lights.

Bedroom One

11' 2" x 13' 7" (3.40m x 4.14m)

Bedroom One is fully carpeted, radiator, built in wardrobes and a double-glazed window to the front aspect of the property.

Bedroom Two

10' 8" x 8' 11" (3.25m x 2.72m)

Bedroom Two is fully carpeted, has built in wardrobes, radiator and a double-glazed window to the rear aspect of the property.

Bedroom Three

11' 2" x 8' 2" (3.40m x 2.49m)

Bedroom Three is fully carpeted, radiator, cupboard space and a double-glazed window to front aspect of the property.

Bathroom

The bathroom compromises of tiled flooring, corner shower and bath. There is also a heated towel rail, WC, wash hand base unit with a double-glazed window to rear.

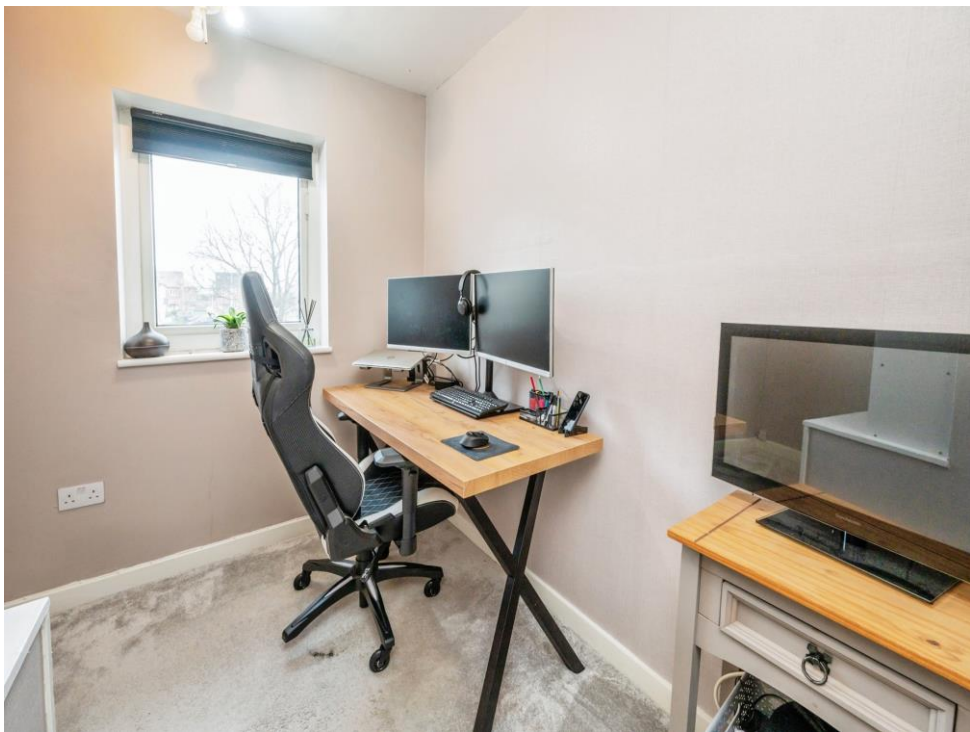
Front Garden

The front garden has a driveway for approx. 1 car via a dropped kerb with potential to extend, there is grass lawn and access to the rear garden via side gated access.

Rear Garden

The rear garden is part decked with a blocked paved area in front of a large wooden shed, The rear garden has water and an electrical socket with side gate access to the front access.









Ground Floor

First Floor

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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Tenure: Freehold

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