



Connells

Rupert Kettle Drive
Bishops Itchington Southam

Rupert Kettle Drive Bishops Itchington Southam CV47 2PU

for sale offers over
£400,000



Property Description

****NO CHAIN****Connells are delighted to bring to market this immaculately presented FOUR BEDROOM DETACHED FAMILY HOME ideally situated in the sought after village of Bishops Itchington. The property is spacious throughout and has been finished to a high standard, comprising an entrance hall, large kitchen diner, lounge, garden room, utility area, four bedrooms, shower rooms up & downstairs, garage, garden & driveway.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services. Three miles away is the historic market town of Southam which offers rural community living with the advantages of town amenities, and eight miles away from the picturesque town of Royal Leamington Spa.

Bishops Itchington has a thriving social and community spirit and offers a Co-op., village shop, doctor's surgery, pub, social club, fish and chip take-away, hairdressers, St Michael's Church, Ladybirds Pre School, Bishops Itchington Primary School, Recreational facilities, Community Centre and Bishop's Itchington Memorial Hall. The Village Store a friendly local farm style shop and cafe.

Approach

With parking for two to three cars, block paved driveway leading to the front door and electric roller shutter door leading to garage.

Entrance Hall

With door and glazed window to the front aspect, radiator, stairs leading to the first floor with bushed steel and Oak bannister rail and bespoke under stairs storage. Doors to lounge, kitchen/diner and downstairs shower room.

Downstairs Shower Room

Glazed window to the front aspect with corner shower cubicle, hand wash basin, low level WC and heated towel rail.

Lounge

19' 7" in to bay x 10' 11" (5.97m in to bay x 3.33m)

With bay style window to the front aspect, inset log burning stove, television point, radiators and access to the garden room and kitchen/diner.

Kitchen Diner

19' x 10' 2" (5.79m x 3.10m)

Glazed window and doors to the rear aspect with glazed French doors leading out to the rear garden. Fitted with an array of wall and base shaker style units with work surface over, with integrated electric hob and oven with extractor over, integrated under counter freezer and integrated dishwasher, sink drainer, television point, cupboard lights, kickboard lights and radiators.

Garden Room

13' 8" x 11' 1" (4.17m x 3.38m)

A bright and airy room with vaulted ceiling and two Velux style roof lights, radiators and further windows to the sides and rear aspect with French doors giving access to the patio. Exterior soffit lighting.

Utility Area

9' 11" x 7' 8" (3.02m x 2.34m)

Glazed window to the rear aspect and door to the side giving access to the rear patio. Fitted with wall and base mounted shaker style units with worksurface over, space and plumbing for washing machine, integrated fridge freezer, sink drainer and radiator, Access door to garage.

Landing

Glazed window to the front aspect. Airing cupboard housing boiler, access to the loft space and doors to bedrooms and shower room.

Bedroom One

12' 3" x 9' 11" (3.73m x 3.02m)

This good sized double room with glazed window to the rear aspect. Carpeted floor and radiator.

Bedroom Two

11' x 9' 10" (3.35m x 3.00m)

This good sized double bedroom with glazed window to the rear aspect. Carpeted floor and radiator.

Bedroom Three

10' 5" x 6' 9" (3.17m x 2.06m)

This room has a glazed window to the rear aspect with carpeted floor and a radiator.

Bedroom Four

8' 1" x 6' 5" (2.46m x 1.96m)

This room has a glazed window to the front aspect with carpeted floor and radiator.

Shower Room

Glazed windows to the side and rear aspect with large walk in shower cubicle with waterfall shower and separate handset, wall hung vanity sink unit, low level WC, fully tiled and heated towel rail.

Garden

Enclosed private south facing with views towards Burton Dassett, boundary wooden fence, mainly laid to lawn with large patio adjacent to the property, wooden shed exterior electric point and outside tap. Secure gated access to the front of the property.

Garage

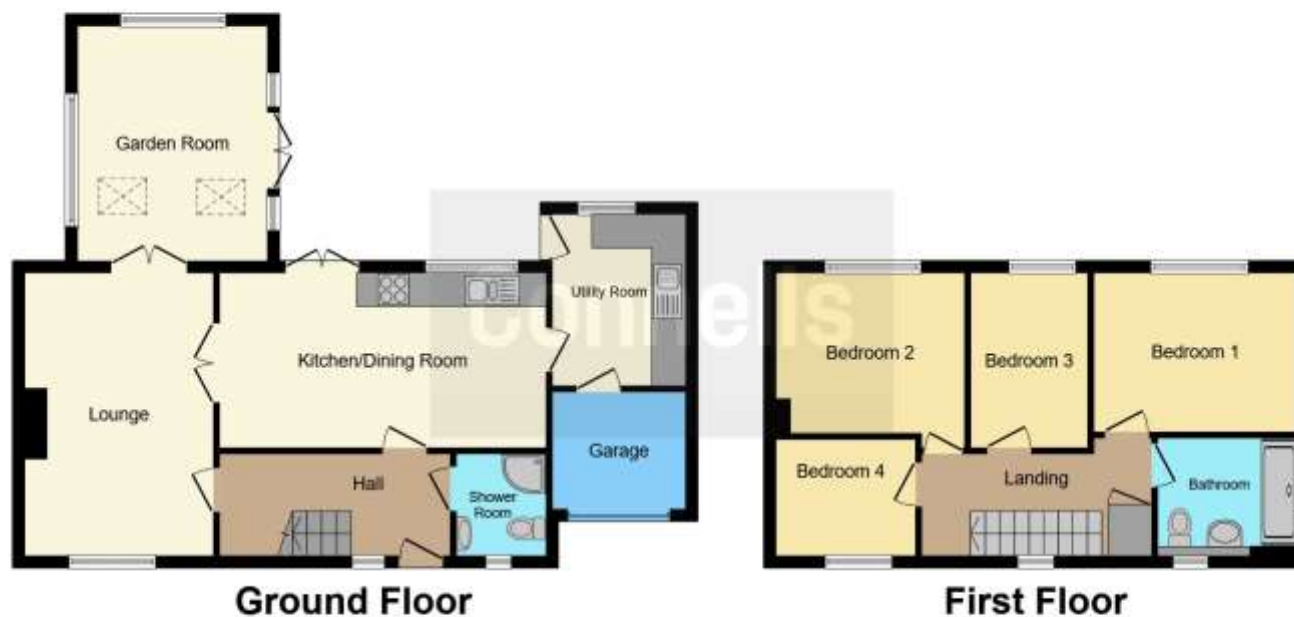
8' 2" x 7' 8" (2.49m x 2.34m)

Electric roller shutter door with power and light. Access to outside tap.









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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84 Coventry Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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