



Connells

Orchard Way
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

A pathway leads through the pebbled front garden with planting and sculptures to the front entrance and outside store.

Entrance Hall

The hall has Karndean flooring, a cupboard, radiator, a built in shoe cupboard, power points and an obscured window to the front aspect. The stairs to the first floor and a door leads to the lounge/diner and doorway to the breakfast kitchen.

Store Cupboard, this handy store cupboard has obscured windows to the front aspect and shelving for storage.

Lounge/ Diner

22' 5" x 11' 7" Maximum (6.83m x 3.53m Maximum)

The flooring in the lounge/diner is Karndean, there are 2 x radiators, a window to the front aspect and double doors to the rear and power points.

Breakfast Kitchen

20' 2" Maximum x 8' 9" Maximum (6.15m Maximum x 2.67m Maximum)

The kitchen comprises wall and base units with sparkle effect granite worktops, undermounted sink with drainer grooves, tiled splashback, integrated fridge/freezer. Appliance space for Rangemaster style cooker with hood, washing machine and dishwasher. There is a breakfast bar, 2 x windows to the rear aspect and at the end of the kitchen a pantry cupboard, double doors lead out to the courtyard garden.

First Floor Landing

The stairs have been painted and the landing has a laminated wood floor, there is a radiator, loft access and doors to all the bedrooms, shower room and a cupboard.

Bedroom One

17' 11" Maximum x 8' 11" (5.46m Maximum x 2.72m)

The master bedroom has laminated wood flooring, a windows to the front aspect.

Bedroom Two

12' 6" x 11' 6" Maximum (3.81m x 3.51m Maximum)

Double glazed window overlooking the rear garden and a radiator.

Shower Room

The floor and walls of the shower room have been tiled, the white suite comprises concealed cistern WC, wash basin with vanity cupboard below and to the side , mirror and lights above, there is a large shower enclosure with shower, heated towel rail, and an obscured window to the rear aspect.

Courtyard Garden

The courtyard garden has been paved, it has gated rear access leading to the rear and a shed.





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.localagent.com

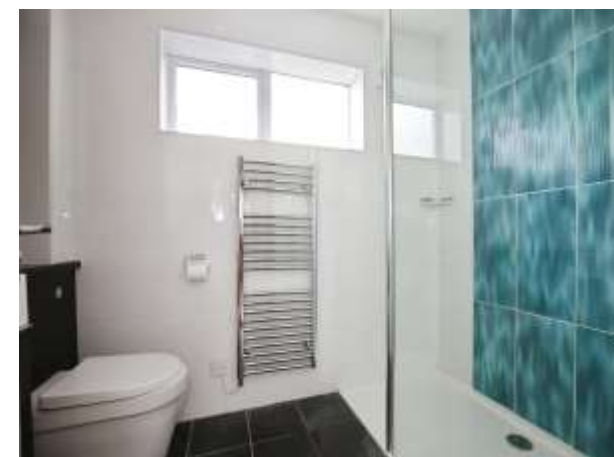
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EPC Rating: E Council Tax
 Band: B

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Tenure: Freehold



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