



Connells

George Street
Stockton Southam



Property Description

Beautifully presented four bedroom detached home with driveway and garage, set in the popular village of Stockton.

A ideal choice for a family, this home offers ample living accommodation throughout beginning with; Entrance porch leading to a welcoming entrance hallway, bay-fronted lounge, separate dining room, conservatory, fitted kitchen and a lean to/utility.

The first floor incorporates four well-proportioned bedroom in additional to the shower room.

Externally the property benefits from a generous driveway with car port, a private rear garden and a garage.

The popular village of Stockton has an enthusiastic community spirit and is ideally situated with easy access to Gaydon, Rugby, Coventry, Royal Leamington Spa, Daventry & Warwick also close to Junction 12 of the M40. The Grand Union canal runs just outside Stockton providing walking & cycling routes with plenty of stops at canal side pubs. There is an excellent bus service linking Stockton to Southam, Rugby, Daventry and Leamington Spa.

There are a range of local amenities including Stockton primary school, Stepping Stones Pre-school, St Michael's Church, a post office & convenience store, Chinese takeaway, The Nelson Club, The Crown Inn, The Blue Lias Inn, a busy football, netball & cricket club, a village hall that hosts a whole range of activities & groups.

Approach

Via driveway.

Entrance Porch

With tiled flooring and a door leading to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and understairs storage space, tiled flooring, a window to side elevation, an electric storage heater and doors to lounge and kitchen.

Lounge

20' 1" x 15' max (6.12m x 4.57m max)

Generously sized, light and airy bay-fronted lounge consisting of two electric storage heaters, a double glazed window to side elevation and double doors leading into the dining room.

Dining Room

10' x 12' 1" (3.05m x 3.68m)

Benefitting from a brick feature wall and having tiled flooring, an electric storage heater, sliding doors leading to the Conservatory and a door to the Kitchen.

Conservatory

8' x 9' 1" (2.44m x 2.77m)

With tiled flooring and French doors leading to the garden.

Kitchen

10' 4" x 8' 10" (3.15m x 2.69m)

Fitted with wall and base units with complementary work surfaces oven and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven and electric hob with cooker hood over, a dishwasher and an under counter fridge. Comprising tiled flooring, a double glazed window to rear elevation and doors to the garden and lean to.

Lean To/Utility

12' 1" x 7' 10" (3.68m x 2.39m)

Providing space for a washing machine, space for a tumble dryer and space for a fridge/freezer. With a double glazed window to rear elevation and a door to the garage.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, access to the loft and an electric storage heater. With doors to all bedrooms and the shower room.

Bedroom One

14' 11" x 10' 1" (4.55m x 3.07m)

Double bedroom benefitting from built-in wardrobes and a double glazed window to rear elevation.

Bedroom Two

13' x 11' 1" (3.96m x 3.38m)

Double bedroom having a built-in wardrobe and a double glazed window to front elevation.

Bedroom Three

18' x 8' (5.49m x 2.44m)

Generously sized double bedroom having double glazed windows to rear and side elevations.

Bedroom Four

9' x 7' 11" (2.74m x 2.41m)

With a double glazed window to front elevation.

Shower Room

Three piece suite fitted with a wash hand basin, a walk-in shower and a low level W/C. Having double glazed windows to side and rear elevations.

Outside

Front Of The Property

Private gravelled driveway providing off road parking as well as a car port and gated side access.

Rear Garden

Generously sized private garden being mainly laid to lawn and fence enclosed. Having a wooden shed.

Garage

19' x 8' (5.79m x 2.44m)

Integral garage access via the lean to. Having power, light and an electric door.









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: E Council Tax
 Band: D

Tenure: Freehold

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