



Connells

Windmill Lane
Ladbroke Southam

Windmill Lane Ladbroke Southam CV47 2BN

for sale offers over
£500,000



Property Description

Beautifully presented three double bedroom detached bungalow with stunning countryside views!

Nestled in the charming village of Ladbroke approx 2 miles south of Southam, this property is the perfect choice for anyone looking for a tranquil retreat and peaceful setting.

in brief the property comprises; welcoming entrance hallway, cloakroom, generous lounge/diner, kitchen, three good size double bedrooms and a shower room.

Externally the property boast a double garage, larger than average mature garden and tarmac driveway.

Approach

Via tarmac driveway leading to the front door.

Entrance Hallway

Welcoming entrance hallway having three built-in cupboards, a radiator and access to the loft.

Cloakroom

Fitted with a wash hand basin, low level W/C, tiling to the splash back areas and a double glazed window to front elevation.

Lounge/Diner

17' 10" x 25' (5.44m x 7.62m)

Generously sized, light and airy lounge/diner consisting of a log burner, wooden flooring, fitted air condition unit, a radiator and double glazed windows to front, side and rear

aspects.

Kitchen

11' 1" x 9' 1" (3.38m x 2.77m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for white goods and comprising ceiling spotlights and a double glazed window to rear elevation.

Bedroom One

11' x 14' 1" (3.35m x 4.29m)

Double bedroom having built-in wardrobes, a radiator and a double glazed window to side elevation.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

Double bedroom with built-in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Three

8' 1" x 11' 1" (2.46m x 3.38m)

Double bedroom with a radiator and a double glazed window to side elevation.

Shower Room

Three piece suite fitted with a wash hand basin, corner shower and a low level W/C. Having fully tiled walls and a double glazed window to front elevation.

Outside

Rear Garden

Beautifully maintained generous and mature garden being mainly laid to lawn and comprising patio area, plum and pear trees, a green house and an allotment.

Parking

Tarmac driveway providing off road parking.

Garage

17' x 18' 1" (5.18m x 5.51m)

Double garage having power and light , an electric door and a door leading to the rear garden.

Agent's Note

Connells advise the property benefits from solar panel for water heating only.









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: Awaited
 Council Tax Band: E

Tenure: Freehold

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