



**Connells**

Dale Close  
Long Itchington Southam

# Dale Close Long Itchington Southam CV47 9SE

for sale offers over  
**£300,000**



## Property Description

Immaculate two double bedroom end-of-terrace property set in the popular village of Long Itchington.

Briefly comprising; entrance porch, spacious lounge and modern kitchen/diner.

On the first floor there are two well-proportioned double bedrooms and a three piece suite shower room.

Externally the property benefits from a beautifully maintained garden, a driveway and a garage.

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 a number of local groups and clubs. Education is offered through Long Itchington C of E primary school, Long Itchington pre-school and Bizzy Tots nursery.

## Approach

Via pathway leading to the front door.

## Entrance Porch

With a door leading to into the lounge.

## Lounge

16' x 11' 1" ( 4.88m x 3.38m )

Spacious, light and airy lounge with stairs rising to the first floor and an under stairs storage cupboard. Consisting of laminate flooring, two radiators, a double glazed window to front elevation and folding doors leading to the kitchen/diner.

## Kitchen/Diner

10' 1" x 11' 1" ( 3.07m x 3.38m )

Modern kitchen fitted with a range of wall and base units and upstand, incorporating a Belfast sink. Integrated appliances include an electric oven, electric hob and a fridge/freezer. Housing the wall-mounted central heating boiler and benefitting from a central island and pantry cupboard, a double glazed window to rear elevation and a door leading to the garden.

## First Floor

### Landing

The stairs lead from the lounge. There is an airing cupboard housing the hot water tank and doors to both bedrooms and the shower room.

### Bedroom One

11' x 9' 1" ( 3.35m x 2.77m )

Double bedroom having double built-in wardrobes, a built-in storage cupboard, a radiator, laminate flooring and a double glazed window to front elevation.

### Bedroom Two

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

Double bedroom with built-in storage/desk with shelving, a built-in storage cupboard, laminate flooring, a radiator and a double glazed window to rear elevation.

### Shower Room

White three piece suite fitted with a wash hand basin, walk-in shower and a low level W/C. Having tiled flooring and partly tiled walls, with a double glazed window to side elevation.

### Outside

### Rear Garden

Beautifully maintained garden being mainly laid pebbles and patio and fence enclosed.

### Parking

Driveway to rear providing off road parking for one car.

## Garage

8' x 17' ( 2.44m x 5.18m )

Having power, light and an up and over 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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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