



Connells

Lacell Close  
Warwick



## Property Description

\*\*\*THREE BEDROOM FAMILY HOME\*\*\* in the desirable Woodloes location in Warwick. On the ground floor the spacious family home comprises, entrance hall, modern kitchen diner, snug/bedroom four with cloakroom, spacious open plan lounge/family room and a study. On the first floor there are two double bedrooms with bedroom one benefiting from fitted wardrobes, a single bedroom and a family bathroom with underfloor heating. There is also a rear garden with a summer house situated to the rear with power and light.

The property is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including Premier Woodloes Supermarket, Woodloes Tavern, BP garage and Priory Medical Centre.

Lacell Close is a short 7 minute drive or a less than 25 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

## Entrance Hall

Under floor heating and fitted shoe cupboard.

## Cloakroom

Wash hand basin, WC, under floor heating and tiled walls and floors.

## Snug / Bedroom Four

11' 9" x 7' 1" ( 3.58m x 2.16m )

Door to downstairs WC, double glazed window to front, under floor heating, store cupboard and carpeted flooring.

## Kitchen

19' 1" x 7' 1" ( 5.82m x 2.16m )

Fitted with a range of wall and base units with work surface over, Beko range cooker (included), American fridge freezer (included), under floor heating, space and plumbing for washing machine, plumbing for dishwasher, tiled flooring, skylight and spotlights.

## Lounge

21' 3" x 18' 9" ( 6.48m x 5.71m )

Double glazed sliding doors leading to rear garden, carpeted flooring and electric fireplace.

## Study

10' x 8' 2" ( 3.05m x 2.49m )

Double glazed sliding door to rear, spotlights and skylight and carpet flooring.

## First Floor

### Landing

Lights up stair steps, airing cupboard fitted with rails and shelves, spotlights, loft hatch, carpeted flooring and large fitted mirror,

### Bedroom One

11' 7" x 9' 7" ( 3.53m x 2.92m )

Double glazed window to rear, fitted wardrobes and carpeted flooring.

### Bedroom Two

13' 2" x 8' 9" max ( 4.01m x 2.67m max )

Double glazed window to rear, feature towel warmer and carpeted flooring.

### Bedroom Three

8' 10" x 8' 9" ( 2.69m x 2.67m )

Double glazed window to front, feature towel warmer and carpeted flooring.

## Family Bathroom

Corner bath with shower over, under floor heating, spotlights, WC, wash hand basin, chrome towel rail, tiled floor and walls and frosted double glazed window to front.

## Outside

### Rear Garden

Artificial grass, patio area and summer house with power and light.

### Vendors Notes

Bosch boiler - 6 years old.

Underfloor heating is located in:

Kitchen

Down Stairs Hallway

Cloak room

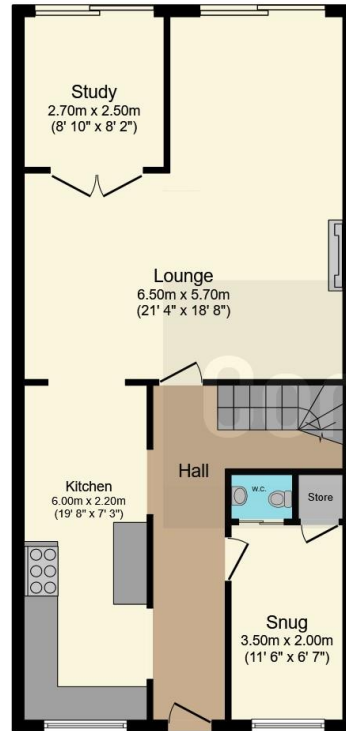
Snug/bedroom 4

Upstairs Bathroom



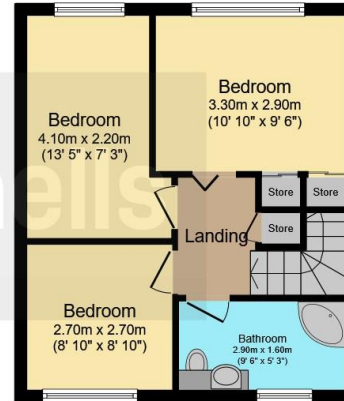






### Ground Floor

Floor area 71.8 m<sup>2</sup> (773 sq.ft.) approx



### First Floor

Floor area 38.3 m<sup>2</sup> (412 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

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Tenure: Freehold



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