



Connells

Hastings Cottage Park View Court
Kineton Warwick

Hastings Cottage Park View Court Kineton Warwick CV35 0JW

for sale offers over
£390,000



Property Description

Connells are delighted to be marketing this beautifully presented FOUR bedroom SEMI-DETACHED three storey family home offering spacious living arrangements throughout,

The ground floor offers an entrance hall, KITCHEN, LOUNGE, CONSERVATORY and Cloakroom. There are THREE bedrooms and a family bathroom on the first floor. The main bedroom and an en suite can be found on the second floor.

Externally there is a landscaped rear garden, garage and off-road parking.

CONTACT US NOW TO ARRANGE VIEWING!!

Introduction

The well established and lively village of Kineton is situated on the M40 corridor conveniently located for junction 12 at Gaydon, some four miles from the well established village of Wellesbourne, which lies five miles to the east of historic Stratford upon Avon and some six miles to the south of the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.

The village offers a good range of amenities including Junior and Senior schools and play group, Post Office and a good variety of local specialist shops including Hairdressers, Florist/garden shop, Coffee shop and a small Supermarket; in addition there are two Inns, Doctors Surgeries, Bakery, Vet, Churches, a

Village Hall and a thriving Sports and Social Club.

Entrance Hall

Spacious entrance hall offering an under stairs storage cupboard, radiator, stairs rising to the first floor, decorative coving to the ceiling, wood effect laminate flooring and doors off to the lounge, kitchen and;

Cloakroom

Comprising a low level WC, wash hand basin, tiling to the splash back areas, obscure double glazed window to front elevation, radiator and wood effect laminate flooring.

Kitchen

13' 4" x 8' (4.06m x 2.44m)

Fitted kitchen with a range of wall and base units and complimentary work surfaces over, sink and drainer unit, integrated electric oven with induction hob and cooker hood over, space and plumbing for a washing machine, space for a dish washer, space for a free standing fridge freezer, tiling to the splash back areas, space for table and chairs, cupboard housing the central heating boiler, a double glazed window to the front elevation and a radiator.

Lounge

16' 1" x 15' 7" (4.90m x 4.75m)

Light and airy lounge offering a feature fire place with electric fire inset and marble surround, wood effect laminate flooring, decorative coving to the ceiling, two radiators, double glazed windows and patio doors

through to the;

Conservatory

Conservatory offering a radiator, power and doors out to the garden.

First Floor

Landing

Stairs rising from the first floor, double glazed window to the side elevation and doors off to all rooms.

Bedroom Two

14' x 8' 8" (4.27m x 2.64m)

Double bedroom with a double glazed window to the rear elevation, decorative wall paneling, radiator and fitted wardrobes.

Bedroom Three

10' 4" x 8' 7" (3.15m x 2.62m)

Double glazed window to the front elevation, decorative wall paneling, radiator and fitted wardrobes.

Bedroom Four

10' 8" x 7' 2" (3.25m x 2.18m)

Double glazed window to the rear elevation and radiator.

Bathroom

Having an obscure double glazed window to the front elevation, bath with a shower over, vanity wash hand basin, WC, radiator, shaver point and an extractor fan.

Second Floor

Landing

Double glazed window to the side elevation, radiator, storage cupboard and door to;

Bedroom One

12' 8" Max x 10' Max (3.86m Max x 3.05m Max)

Double bedroom with a double glazed window to the side elevation, double fitted wardrobes, radiator and a door through to the;

En Suite

Spacious en suite comprising a shower cubicle with shower, wash hand basin, WC, radiator, shaver point and tiling to splash back areas.

Outside

Rear Garden

Landscaped garden with a timber fence to the boundaries, gate to the rear, mainly laid to lawn with mature shrubbery to the borders, fenced in oil storage container and stepping stones leading to the rear door of the garage.

Garage

Having power, light, up and over doors and shelving for storage.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

Viewings

Strictly by prior appointment via the selling agent.









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

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103836



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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