



## **37 Watton Lane, Water Orton, B46 1PH**

### **Offers over £450,000**

This detached home situated in Water Orton Village briefly comprises porch, hallway, lounge, dining area, further sitting room, kitchen diner, three double bedrooms (master having ensuite), family bathroom, double garage, off road parking and a recent re-wire. Whilst this property requires some modernisation it has huge potential to be the perfect family home.

## Approach

In and out driveway providing ample parking for several cars, lawned area and mature foliage.



## Porch

Single glazed door and windows.

## Entrance Hallway

Stairs to first floor accommodation, radiator, ceiling light point and two understairs storage cupboards.



## Reception Room One

12'10" x 15'01" (3.91m x 4.60m)

Double glazed window to fore and side, brick built fireplace, ceiling light point and radiator.



## Dining Room

12'09" x 9'10" (3.89m x 3.00m)

Double glazed window to rear and side, two radiators and ceiling light point.



## Reception Room Three

16'11" x 9'01" (5.16m x 2.77m)

Double glazed window to fore, radiator and ceiling light point.

## Kitchen Diner

16'01" max x 20'05" max (4.90m max x 6.22m max)

Having a range of matching wall, base and drawer units, sink with mixer tap over, gas cooker with extractor hood over, space for white goods, two double glazed windows to rear, radiator and two ceiling light points.



## Storage Area

Wall and base units and ceiling light point.

## Downstairs Shower Room

Shower tray with shower over, wash hand basin, low level wc, radiator and inset ceiling spotlights.



## Landing

Dual aspect windows, access to loft void, two radiators and two ceiling light points.



### Bedroom One

14'02" x 9'05" (4.32m x 2.87m)

Double glazed window to front and side, radiator and ceiling light point.



### En-Suite

Double glazed window to side and rear, shower cubicle with shower over, wash hand basin, low level wc, radiator and inset ceiling spotlights.



### Bedroom Two

12'11" x 11'08" plus bay (3.94m x 3.56m plus bay)

Double glazed bay window to fore, three built in wardrobes, two radiators and ceiling light point.



### Bedroom Three

12'11" x 9'11" (3.94m x 3.02m)

Double glazed window to rear and side, radiator and ceiling light point.



### Bathroom

Double glazed window to rear, bath with shower over, low level wc, wash hand basin, heated towel rail and inset ceiling spotlights.



### Double Garage

33'06" x 19' (10.21m x 5.79m)

Door to fore, double glazed door to rear, single glazed window to rear, wall mounted boiler, sink with drainer, power points and ceiling light point.



### Rear Garden

Patio area, mainly laid to lawn, gated access to front and mature foliage.



### Further Information

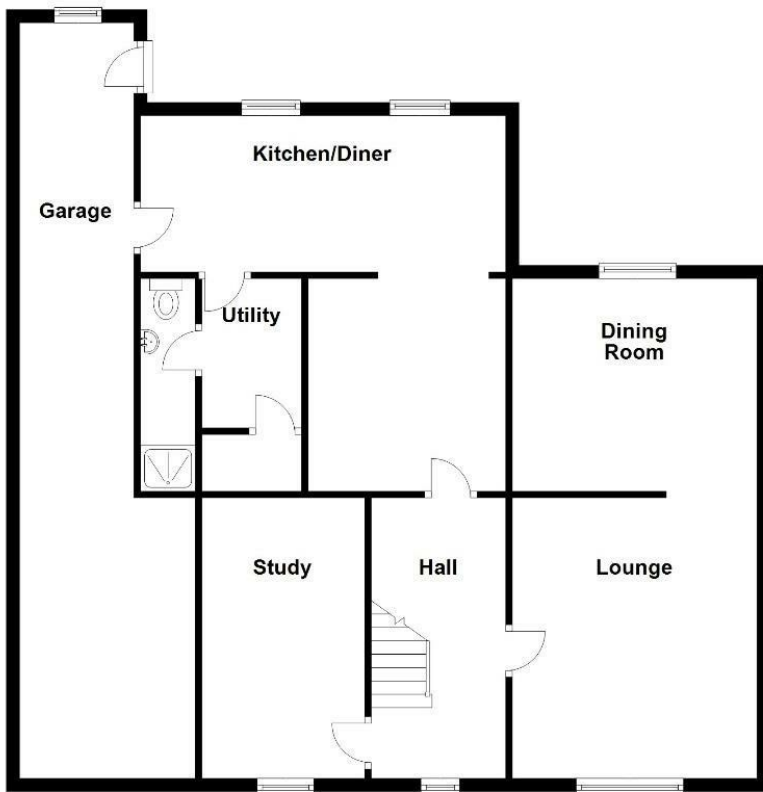
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - E  
EPC Rating - E

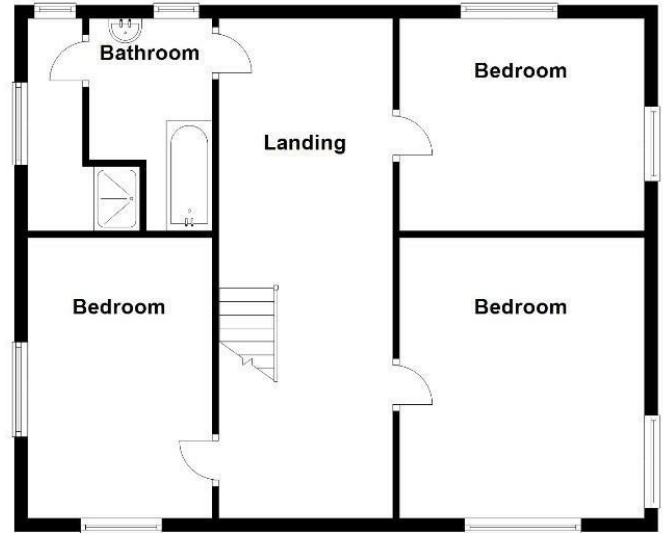
### Ground Floor

Approx. 106.7 sq. metres (1148.2 sq. feet)



### First Floor

Approx. 71.7 sq. metres (771.7 sq. feet)



Total area: approx. 178.4 sq. metres (1920.0 sq. feet)



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 81        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 50                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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