



**3 Bed House
located at**

**4 Lincoln Close
Woodloes Park
Warwick
CV34 5UD**



MARGETTS
ESTABLISHED 1806

Price Guide £385,000

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Not your average semi! Margetts are proud to present this substantially extended, beautifully presented and immaculate three bedroom family home in a superb cul-de-sac setting near shops and school. With large rear double storey extension, large garage and home office this is an opportunity not to be missed.

Canopy porch with double glazed front door opens into

RECEPTION HALL

with radiator, door opening to a large under stairs storage cupboard, coved ceiling, and illuminated display niche.

CLOAKROOM

with low level WC with concealed system, wash hand basin, radiator and double glazed window.

EXTENDED FRONT LOUNGE

15'6" max x 12'5" max

with electric fire setting, large double glazed window to the front, down lighters, wall lights, radiator, wiring for speakers and 2 radiators.

EXTENDED REAR DINING ROOM/SITTING ROOM

20'10" max x 9'4" max reducing to 7'8"

The stunning sitting area has double glazed French doors and matching side window opening onto the rear patio, coved ceiling, two radiators, and door leading through to the

EXTENDED L SHAPED FITTED KITCHEN

15'1" x 7'9" max reducing to 5'7"

with roll edge work surfacing extending around the room with matching upstands and incorporating the four ring electric hob and single drainer sink unit with mixer tap. Comprehensive range of base units beneath incorporating the electric double oven, and leaving space and plumbing for washing machine, slimline dishwasher, and tumble dryer. There is a range of eyelevel wall cupboards with under unit lighting and cooker hood. Tall larder cupboard incorporates the Worcester gas fired central heating boiler and further larder cupboard incorporating the fridge and freezer. Down lighters and kickboard lighting together with double glazed window to the rear.

Staircase from the reception hall proceeds to the first floor landing with access to the roof space. Down lighters and coved ceiling.

MASTER BEDROOM SUITE

DRESSING ROOM

7'9" x 9'3" max inc. wardrobes

with a range of fitted bedroom furniture, chest of drawers, radiator, coved ceiling and archway leading through to the

DOUBLE BEDROOM AREA

10'11" x 9'4"

including a range of fitted bedroom furniture, radiator, coved ceiling and double glazed window to the rear.

LUXURY ENSUITE SHOWER ROOM

with shower cubicle with adjustable shower, wash hand basin with mixer tap set into unit with cupboards beneath, low-level WC and concealed system, down light, radiator, and tiled floor.



HUGE BEDROOM TWO - FRONT

15'9" max x 10'1" max

with large double glazed window to the front, radiator, heater towel rail, ceiling, and the measurements include a comprehensive range of wardrobes and bedroom furniture together with wash hand basin and shower cubicle

BEDROOM THREE

9'3" max x 7'10" max

with the window to the side, radiator, and the measurements include the three door built-in range of wardrobes.

FAMILY BATHROOM

has been refitted with white suite having panel bath with mixer tap and adjustable shower over, wash hand basin with concealed system, cupboards, low level WC, obscured double glazed window and downlights.

OUTSIDE





The property is set behind a large grass verge and block paved garden. The driveway provides parking and gives access to the

LARGE SINGLE GARAGE

19'11" x 8'2" max
with electric light and power.

THE REAR GARDEN

has been landscaped and paved for ease of maintenance with large patio areas and perimeter border stocked with shrubs and plants.

HUGE HOME OFFICE

10'11" x 10'5" excl. door recess
with electric light and power.

GENERAL INFORMATION

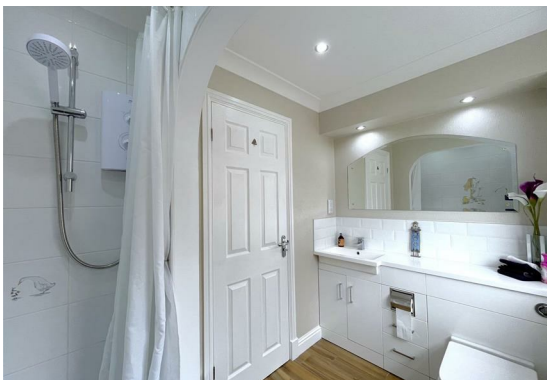
We believe the property to be freehold.

We believe all mains services are connected.

Local Authority: Warwick

Council Tax Band C.

Viewings are strictly by prior appointment through the agents.





4 Lincoln Close, Woodloes Park, Warwick, CV34 5UD





Total area: approx. 104.4 sq. metres (1124.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Home Office or Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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