

**3 Bed**  
**Detached House**  
**located at**

19 Chichester Lane  
Hampton Magna  
Nr Warwick  
CV35 8SR



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £380,000**



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UNDER OFFER ... Totally refurbished three bedroom detached family home offering flexible accommodation beautifully presented with brand-new fittings throughout and offered with no upward chain. Single Garage. DON'T MISS IT!

#### Entrance

Double glazed front door with matching side window opens into the:

#### Reception Hall

with radiator and door to large stairs storage cupboard.

#### Cloakroom

with low level WC, wash hand basin with mixer tap, heated towel rail, wood effect flooring.

#### Front Sitting Room

16'0" x 7'5"

with double glazed windows, single panel radiator, meter cupboard with feature shelving, sliding door through to the:

#### Rear Lounge

12'4" x 10'11"

with attractive decorative fire setting with hearth and mantle, central reading radiator, sliding patio doors to the rear patio, deck and garden.

#### Superb, extended open plan dining kitchen

#### Fitted Kitchen Area

12'4" x 8'7"

with beautiful modern work surfacing incorporating breakfast bar extending around the room and also incorporating single drainer sink unit with mixer tap and a four ring induction electric hob.

Comprehensive range of base units incorporating the integrated brand-new dishwasher and brand-new integrated washing machine. Tall cupboard incorporating the new electric oven and integrated fridge and freezer. Eye level wall cupboards with cooker hood, wood effect flooring and tiled splashbacks, double glazed window to the rear and large opening with the breakfast bar leading through to the:

#### Breakfast/Dining Area

15'4" x 8'0"

with radiator, wood effect flooring, and double opening, double glazed French doors to the deck and garden.

#### Stairs & Landing

Staircase lead to a half landing with double glazed full height picture window and further staircase proceeding up to the First Floor Landing with further double glazed window and radiator, and access to the roof space. Off the Landing there is a airing cupboard housing the Main gas fired combination central heating boiler.

#### Bedroom 1 - Rear

12'4" maximum by 10'11" max'

with radiator double glazed rear window.



### **Bedroom 2 - Front**

8'11" x 9'10"

with double glazed window, radiator and door opening to a large under eaves storage cupboard.

### **Bedroom 3 - Rear**

9'5" into door recess reducing to 6'10" x 8'7"

with radiator and double glazed rear window.

### **Beautiful 4 piece bathroom**

with stylish stand-alone tub bath with mixer tap and handheld shower attachment, separate shower cubicle with rain shower and adjustable shower also, wash hand basin set with mixer tap and vanity cupboard beneath and mirror above. extractor fan, double glazed window, heated towel rail and wood effect flooring.

### **OUTSIDE**

To the front of the property there was a neat fore garden with gravel driveway providing parking for a two separate vehicles.



### **SINGLE GARAGE**

with open over garage door and electric light and power point. Access to storage cupboard.

### **Rear Garden**

The rear garden is mainly laid to lawn with perimeter borders stocked with plants and establish tree, and property benefits from a large decked patio.

### **GENERAL INFORMATION**

Property is freehold and all mains services are connected. PLEASE NOTE THE HOUSE HAS HAD A FULL REWIRE AND NEW HEATING SYSTEM AND BOILER WITH GUARANTEES.







19 Chichester Lane, Hampton Magna, Nr Warwick, CV35  
8SD



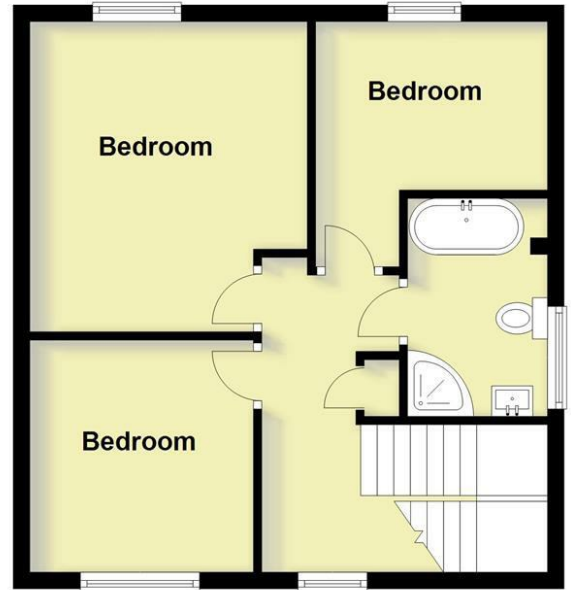
## Ground Floor

Approx. 71.0 sq. metres (764.1 sq. feet)




## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 112.9 sq. metres (1215.1 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>61</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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