



## 3 Bed Extended Detached Bungalow

24 Cherry Lane  
Hampton Magna  
Warwick  
CV35 8SL



**MARGETTS**  
ESTABLISHED 1806

Price Guide £375,000



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Substantially remodelled, well presented and thoughtfully extended three double bedroom, detached bungalow occupying a prominent corner plot, only a few paces away from countryside. Popular village with excellent road, rail connections, doctor's surgery and shop/post office nearby.

Front door opens into the

### HALL/DINING ROOM

14'2" x 12'7"

with triple aspect double glazed windows and door to the garden, wood effect flooring, radiator, double door cupboard concealing the housing and plumbing for washing machine with space also for tumble dryer.

### FITTED KITCHEN

12'11" x 7'11"

with roll edge work surfaces fitted to two sides with range of cupboards beneath incorporating the Neff electric double oven. Space and plumbing for washing machine or dishwasher, four ring Neff gas hob, eyelevel wall cupboards incorporating the Neff integrated microwave. Recess suitable for an American style fridge freezer, wall cupboard housing the Vaillant gas fired central heating boiler. Access to roof space and double glazed window to the side.

### L SHAPED INNER HALLWAY

with radiator and coved ceiling.

### SHOWER ROOM

with corner fitted shower cubicle with adjustable shower and screen, low level WC, wash hand basin, tiling to full height on all walls, heated towel rail, tiled floor and double glazed window.

### LOUNGE/POSSIBLE BEDROOM

12'11" x 13'5"

with large double height picture window and French door to the side, two further double glazed windows on the other side of the house, double panel radiator, coved ceiling and wiring for two wall lights, and television aerial point.

### REFITTED BATHROOM

has a white suite with tap secured adjustable shower attachment, wash hand basin, low level WC, heated towel rail, tiled walls and floor, and two obscured double glazed windows.

### ENLARGED DOUBLE BEDROOM ONE - FRONT

20'6" x 8'7"

with double glazed windows to the front, coved ceiling, double panel radiator, and access to the roof space. This room has been considerably enlarged by taking part of the original garage.

### ENLARGED DOUBLE BEDROOM TWO - REAR

17'5" x 9'0"

with two double glazed windows to the rear and double panel radiator. The dimensions exclude a built-in wardrobe with hanging rail and shelf. This room has also been enlarged by taking space from the original garage.

### BEDROOM THREE - FRONT

8'7" x 8'6"

with double glazed window to the front, and single panel radiator.



### **OUTSIDE**

To the front of the property there is a block paved double width parking area and lawned gardens extend to the front and side of the property, the side is enclosed with a fence and gate.

### **SIDE GARDEN**

Cold water tap and 2 power sockets.

### **REAR GARDEN**

is mainly laid to bark chippings for ease of maintenance and enjoys a good degree of privacy and also benefits from a side lean to.

### **GENERAL INFORMATION**

We understand the property is freehold and all mains services are connected.







**24 Cherry Lane, Hampton Magna, Warwick, CV35 8SL**





**Ground Floor**  
Approx. 99.1 sq. metres (1066.4 sq. feet)

Total area: approx. 99.1 sq. metres (1066.4 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>82</b>
(69-80) <b>C</b>	<b>67</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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