





















# 1 Senna Lane

Comberbach

A superb upgraded 5 bed detached house in village with modern open plan living, 5 double bedrooms, 3 bathrooms, D/S WC, utility room, garage, ample parking, Large rear garden, close to amenities, easy motorway access, landscaped gardens for family living.

Council Tax band: G

Tenure: Freehold

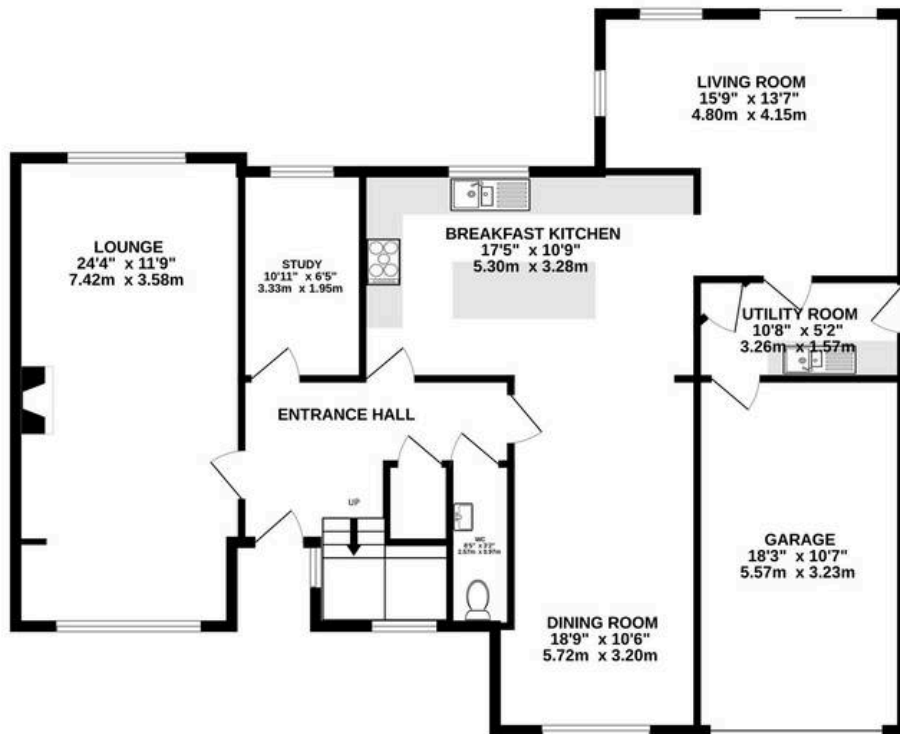
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

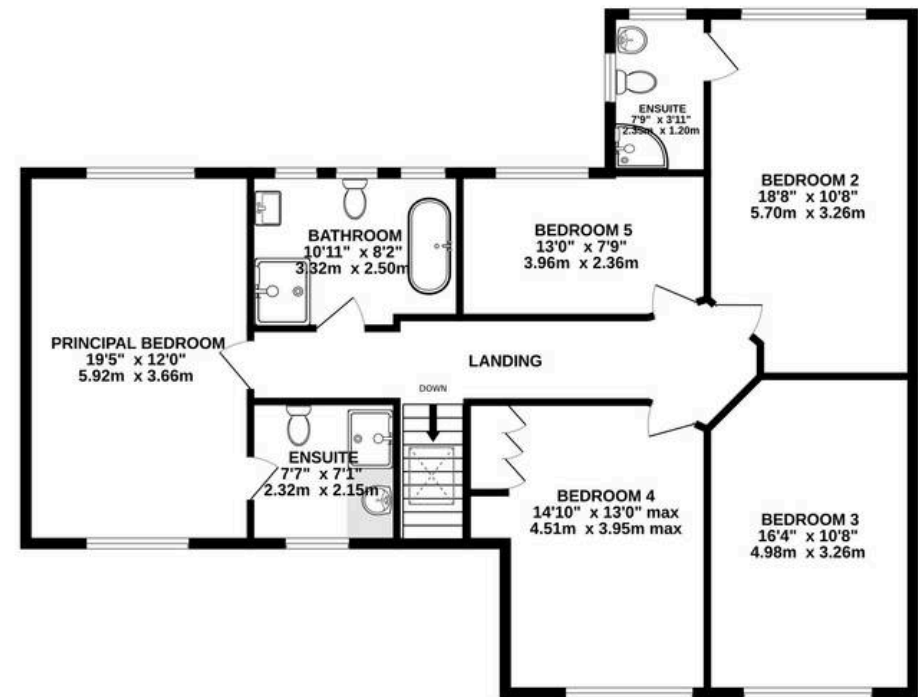
- Superb detached family home on a generous plot within the heart of the village
- Five spacious double bedrooms, two en-suites, large family bathroom and downstairs WC
- Recently renovated throughout to offer stylish open plan living accommodation
- Stunning lounge with log burning stove and French doors to garden plus an expansive living kitchen/diner perfect for entertaining
- Ample driveway parking plus a sizeable integrated garage with roller door
- Moments from a highly-rated primary school, church, village hall, country park and public house
- Easy access to several highly-sought after private schools, such as The Grange and Cransley School



**GROUND FLOOR**  
1317 sq.ft. (122.4 sq.m.) approx.



**1ST FLOOR**  
1184 sq.ft. (110.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2501 sq.ft. (232.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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