



Mill Lane, Kineton, CV35 0LA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*Offered for sale with no onward chain\*\*\*

A rare opportunity to acquire a three bedroom bungalow on a generous sized corner plot.

Built in the 1970's and conveniently located in the heart of Kineton with easy access to the village's wonderful shops and amenities, Sunblest requires a certain degree of general modernisation and updating however affords first class potential. Together with delightful mature gardens on three sides, detached single garage and driveway parking this is a fabulous opportunity for someone looking for single storey living.

The accommodation comprises in brief: Hallway with plenty of storage, good sized living room with dual aspect windows, kitchen, bathroom, separate WC, three bedrooms and single garage.

Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. There are a wide variety of local amenities in the village including a newly modernised High School and Primary School, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdressers and Barbers as well as an Optician, Vets, Florist with Garage Themed Cafe, Post Office, small Supermarket, Home Furnishing Shop. There is a Public House, an Artisan Baker, Sports & Social Club and a Village Hall. Award winning Fish and Chip Shop and Indian Brasserie. Kineton enjoys a friendly community spirit within the village with a varied calendar of social events taking place.





## Key Features

- No onward chain
- Central village location
- Fabulous corner plot
- Detached bungalow in need a certain amount of updating
- Three bedrooms
- Family bathroom
- Kitchen and living room
- Detached single garage
- Driveway parking
- EPC Rating - Band D

**Price Guide**  
**£375,000**

### Hallway

### Living Room

20'2" x 13'2"

### Kitchen

13'10" x 8'6"

### Bedroom

10'11" x 9'11"

### Bedroom

10'11" x 9'11"

### Bedroom

9'11" x 7'4"

### Bathroom

### Separate WC

### Single Garage

15'5" x 7'11"

### General Information

#### Services

Mains water, drainage and electricity are connected to the property. Oil Central heating  
Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

#### Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded. The cooker, washing machine, dryer and fridge freezer are included

#### Council Tax

We understand that the property has been placed in band C with Stratford District Council.

#### Viewings

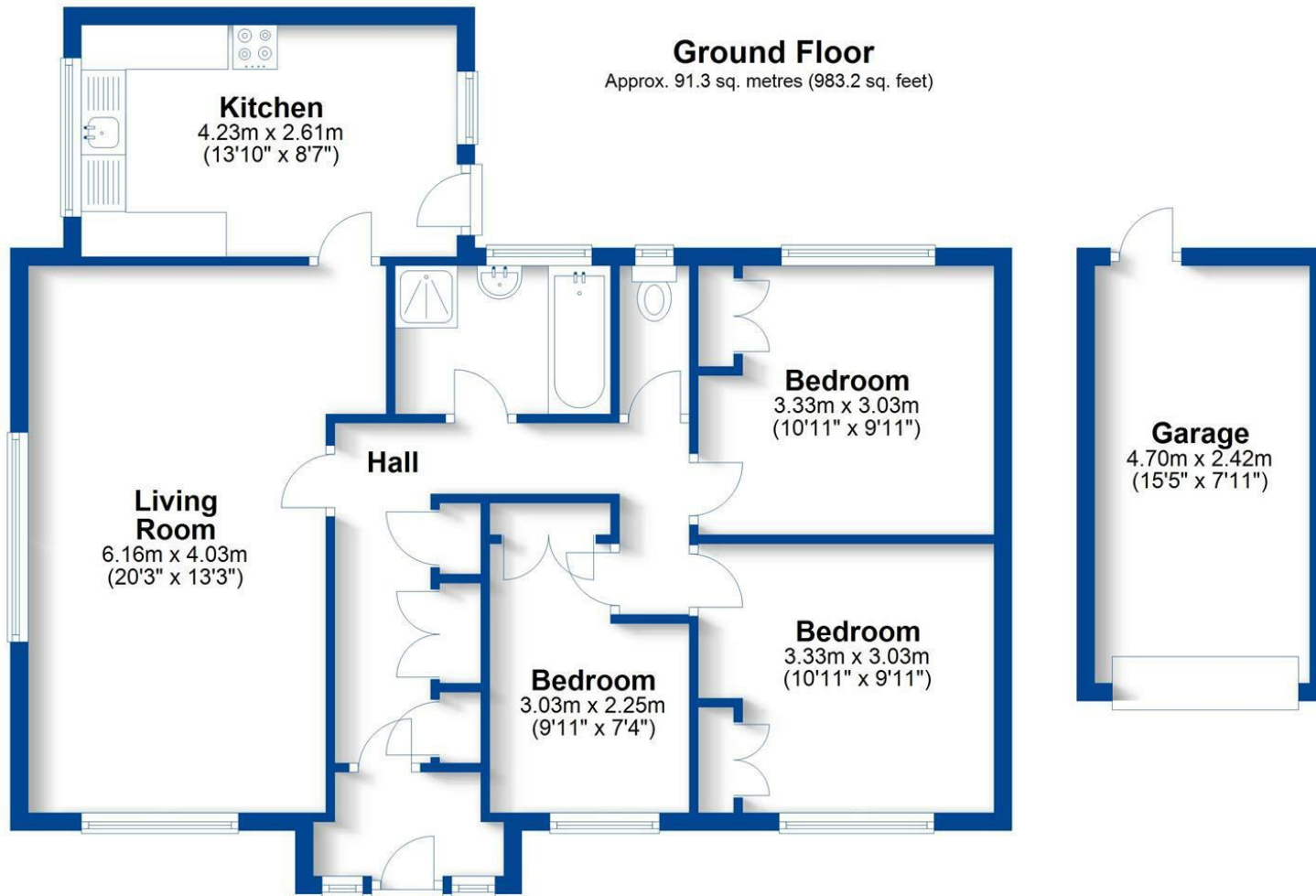
Viewings strictly by appointment with the Agents.







# Floorplan



Total area: approx. 91.3 sq. metres (983.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight not to be reproduced



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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LETTINGS

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