



Lingfield Crescent, Stratford-Upon-Avon
CV37 9LX

In Excess of £315,000



Are you on the hunt for the perfect property in a peaceful location, but just a stone's throw away from Stratford Town Centre? Here could be just what you are looking for! This two-bedroom, two bathroom, modern home with garage and driveway boasts being in close proximity to local amenities, has easy accessibility to the Greenway and even the Racecourse for long summer walks.

Approached via a pathway leading to the front entrance door having a canopy porch over. The front door opens into the entrance hallway, stairs rise to the first floor, and doors lead off to:

Located on the front of the property is the kitchen, being fitted with two tone-coloured units with wine racks and complementary worksurfaces over. There is a 4-ring gas hob with extractor above and built-in oven beneath. There is an integrated fridge freezer and dishwasher, and space and plumbing for washing machine. The kitchen sink is positioned beneath the window so you can gaze out to the street and watch the world go by whilst washing the dishes.

Back into the hallway and straight ahead you enter a good-sized living room, the perfect space to spend quality time with friends and family. There is a feature fireplace creating a lovely central focal point. Patio doors flow through to the conservatory, from here plenty of light floods in through windows and French doors that open out on to the garden. This is a flexible space and can be used in a few ways, currently a formal dining area, or could become a lovely place to work from or kick back and relax on accent chairs or sofa getting lost in a good book or just to while away the hours enjoying lazy coffee mornings.

Also downstairs is a cloakroom with wash hand basin and W/C, a must for all good homes.





Heading upstairs the master bedroom is located to the front and is a good-sized double having fitted wardrobes to one wall, aiding in keeping the room decluttered and a door leads into an en-suite shower room. The second bedroom and the family bathroom are both on the rear of the property. The family bathroom is fitted with a white three-piece suite with a shower attachment off the taps.

The rear garden is completely paved, lined with planted beds and therefore low maintenance, a perfect space for people with busy lifestyles. This area benefits from a sunny Southeast aspect and has space for table and chairs. From the garden there is rear gated access to the garage en-bloc that also has a parking space in front.

This home would suit all buyers; first time buyers, professionals, retirees and investors. Do not delay, book your viewing today!

Council Tax band: C

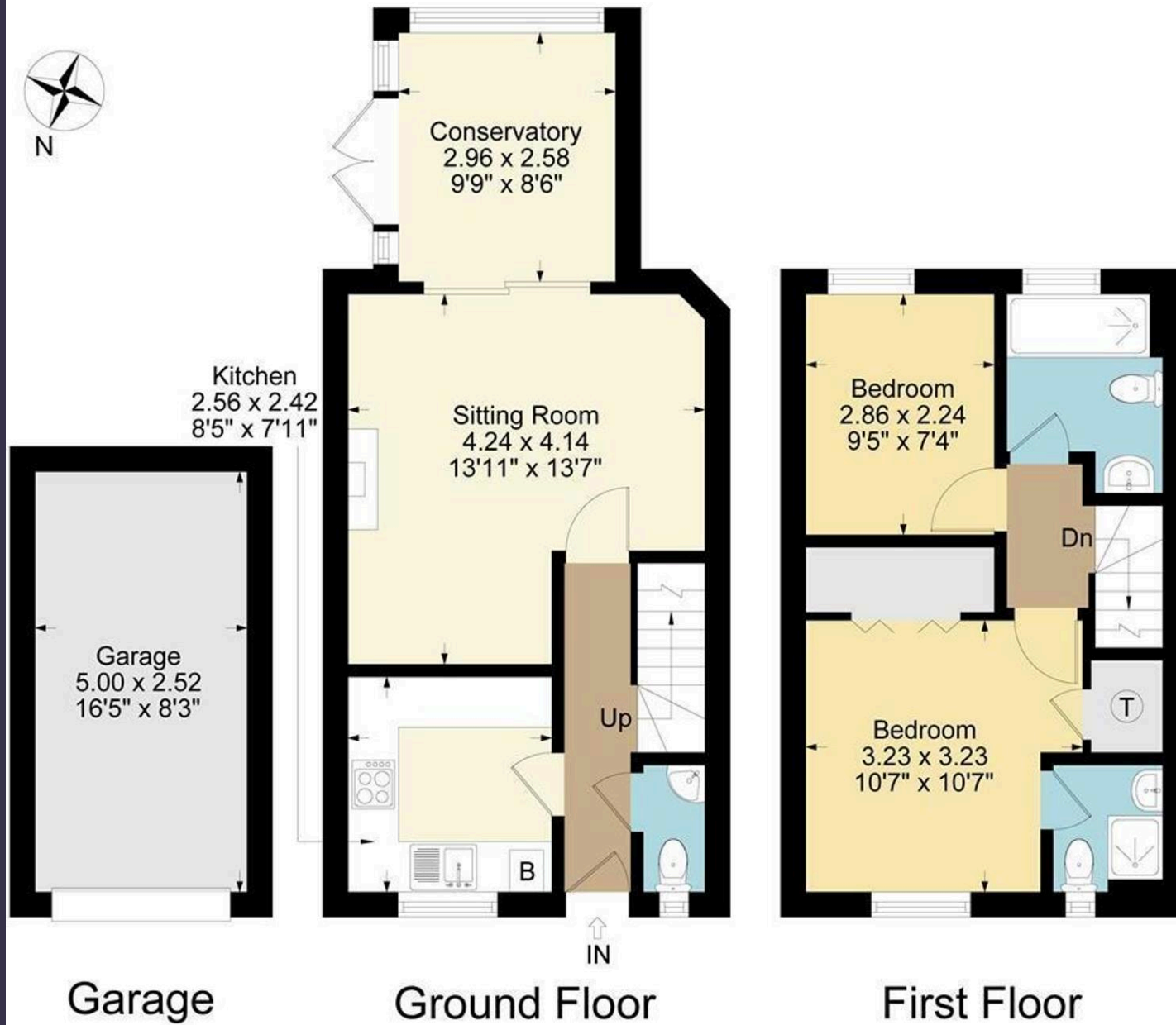
Tenure: Freehold

EPC Rating: C

- Mid-terraced Home
- Two Bedrooms
- Two Bathrooms
- Separate Kitchen
- Living Room & Conservatory
- Downstairs Cloakroom
- Master Bedroom with En-suite
- South East Facing Rear Garden
- Garage En-bloc & Driveway
- Walking Distance to Town Centre, the Greenway & Racecourse



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Approximate Gross Internal Area = 80.87 sq m / 870 sq ft
(Including Garage)

Illustration for identification purposes only,
measurements are approximate, not to scale.





Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01789 332877 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk

