



**Ingleside, Marton Road**

Birdingbury CV23 8EH

Offers In Excess Of £350,000

# Ingleside, Marton Road Birdingbury

Situated within the delightful village of Birdingbury, this link-detached bungalow offers three bedoomed accommodation and has been extended to the rear to provide an additional sitting room with a lovely outlook over the rear garden. The gas centrally heated accommodation has been well maintained by the present owner, with other notable features of the property including a lounge with through access to the aforementioned sitting room, well fitted kitchen, together with a utility room and three bedrooms, one of which is presently utilised as a dining room. The accommodation is complimented externally by an in-out driveway to the front providing direct access to a garage with electrically operated roller shutter door, whilst the well stocked rear garden offers a good degree of privacy as well as a greenhouse and garden sheds. Overall this is a rare opportunity to purchase a three bedroomed bungalow within a sought after and attractive village.

## LOCATION

The village of Birdingbury lies approximately equidistant between Leamington Spa and Rugby being roughly 8 miles from the centres of both towns. The village is also located close to Draycote Water with its popular walks and cycle rides. The village has origins dating back to the Domesday Book and at its heart is St Leonard's Church and an active village hall and community room. There are good local road links available to the Midland motorway network, along with regular commuter rail services from Leamington Spa, Rugby and Coventry.

## ON THE GROUND FLOOR

Double glazed entrance doors open into:-

**ENCLOSED PORCH ENTRANCE**  
With inner entrance door to reception hallway having central heating radiator, access trap to roof space and coving to ceiling.

## LOUNGE

4.22m x 3.02m (13'10" x 9'11")  
With a feature marble fireplace having matching hearth and housing an open coal effect living flame gas fire, central heating radiator, coving to ceiling and through access to:-

## SITTING ROOM

4.65m x 3.05m (15'3" x 10'0")  
A delightful room having been created by way of an extension to the rear of the bungalow and providing a lovely outlook over the rear garden having two double glazed windows, central heating radiator and coving to ceiling.

## KITCHEN

4.19m x 2.84m (13'9" x 9'4")  
Equipped with an attractive range of limed oak panelled style units comprising comprehensive base cupboards and drawers with roll edged granite effect worktops over having tiled splashbacks, a good range of coordinating wall cabinets including glazed display cupboard, plate rack unit etc, inset AEG electric hob with concealed filter hood over, integrated electric oven having cupboards above and below, under unit lighting, central heating radiator and glazed door to:-

## UTILITY ROOM

3.05m x 2.49m (10'0" x 8'2")  
With ceramic tiled floor and space and plumbing for washing machine and dishwasher, double glazed window and double glazed door giving external access to the rear garden, central heating radiator, personnel door to garage, door to walk-in boiler cupboard which houses the Vaillant gas fired boiler and further door to:-

## CLOAKROOM/WC

With low level WC, ceramic tiled floor, chrome towel warmer and UPVC door giving external access, meaning that the WC can be accessed both internally and externally.

## BEDROOM ONE (FRONT)

3.78m x 3.02m (12'5" x 9'11")  
Being equipped with an excellent range of fitted bedroom furniture comprising wardrobes providing hanging and storage space, drawer units and coordinating bedside cabinets and overhead storage cupboards, UPVC double glazed bow window to front elevation and central heating radiator.

## BEDROOM TWO (MIDDLE)

3.02m x 2.84m (9'11" x 9'4")  
With fitted wardrobing and overhead storage cupboards, UPVC double glazed window, central heating radiator and coving to ceiling.

## BEDROOM THREE (FRONT)

2.87m x 2.39m (9'5" x 7'10")  
With UPVC double glazed bow window, central heating radiator and coving to ceiling.

## BATHROOM

Being largely ceramic tiled and with modern three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap,

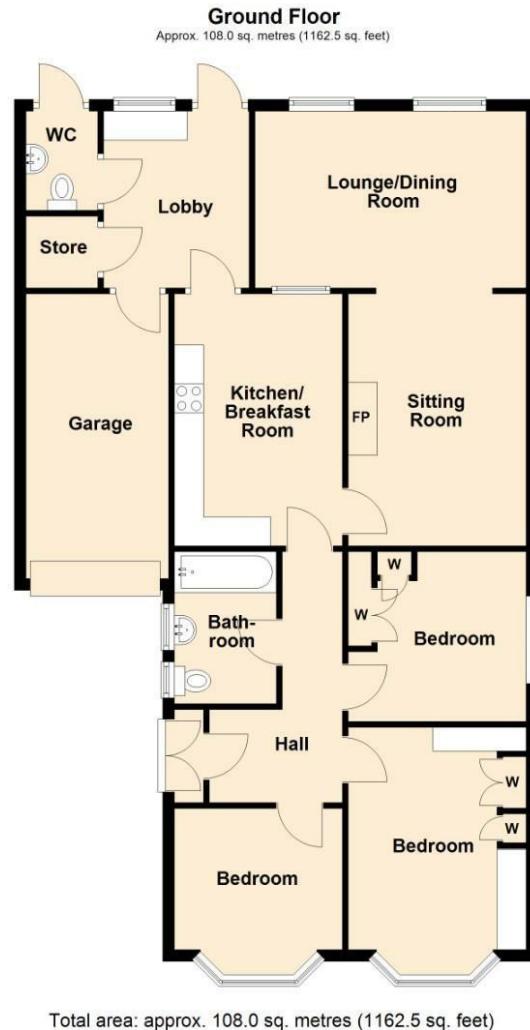
## Features

Link-Detached Bungalow  
Delightful Village Location  
Two Reception Rooms  
Kitchen and Utility  
Three Bedrooms  
Bathroom  
Lovely Rear Garden  
In-Out Driveway  
Garage





## Floorplan



## Contact us

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## Visit us

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## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Rugby Borough Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC