



**18 Lakin Drive**

Southam **CV47 2TE**

Guide Price £295,000



# i8 Lakin Drive

## Bishops Itchington

This three bedroomed semi-detached family home is situated within a popular village location, well placed for access to amenities in the heart of Bishops Itchington along with the village primary school. Offering gas centrally heated and UPVC double glazed accommodation, one particular feature of the property is the conversion of the original garage to form an additional multi-functional reception room which has the potential to be used as a home office, playroom or dining room. Additionally, there is also an insulated timber studio/garden office in the rear garden, whilst the foregarden has been fully block paved to provide ample parking space for around 3-4 vehicles. Overall this is an ideal home for the young family in a popular and conveniently located village.

### LOCATION

The village of Bishops Itchington lies approximately 7 miles south-east of Leamington Spa and around 3 miles from the nearby market town of Southam. The village itself offers a comprehensive range of day-to-day amenities including a handful of village shops, public houses, village hall and village primary school. There are good local road links available to the Midland motorway network, notably the M40 along with the Jaguar Land Rover and Aston Martin installations at Gaydon, whilst regular rail services for commuters operate from Leamington Spa.

### ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

### ENTRANCE VESTIBULE

From which there is through access to:-

### LOUNGE/DINING ROOM

7.14m x 3.00m max / 2.69m min (23'5" x 9'10" max / 8'10" min)

A spacious combined lounge, family and dining space having two central heating radiators, door off to staircase which ascends to the first floor, double glazed window to front elevation,

double glazed sliding patio doors from the rear giving access to the garden and door to:-

### PLAYROOM/OFFICE

4.17m max x 3.23m max (13'8" max x 10'7" max)

- forming an 'L' shape.

A useful multi-purpose room having been converted from the former garage and having dual aspect UPVC double glazed windows, central heating radiator and door to:-

### UTILITY/CLOAKROOM

2.24m x 1.45m (7'4" x 4'9")

With low level WC and pedestal wash hand basin, space for tumble dryer and washing machine with worktop over, obscure UPVC double glazed window and central heating radiator.

### KITCHEN

3.20m x 2.51m (10'6" x 8'3")

Equipped with a range of panelled style units in an olive coloured finish comprising roll edged wood grain effect worktops with tiled splashbacks, complimented by base cupboards and drawers below together with coordinating wall cabinets to two sides, space and connection for gas cooker with stainless steel filter hood over,

together with space for dishwasher, door to understairs storage cupboard, UPVC double glazed window, central heating radiator and UPVC double glazed door giving external access to the side of the property.

### ON THE FIRST FLOOR

### LANDING

With large UPVC double glazed window to side elevation, access trap to the roof space, built-in airing cupboard housing the hot water cylinder and doors to:-

### BEDROOM ONE (FRONT)

3.84m x 3.02m (12'7" x 9'11")

With UPVC double glazed window and central heating radiator.

### BEDROOM TWO (REAR)

3.33m x 2.72m (10'11" x 8'11")

With UPVC double glazed window and central heating radiator.

### BEDROOM THREE (FRONT)

2.26m x 2.11m (7'5" x 6'11")

With UPVC double glazed window and central heating radiator.

### BATHROOM

Having three piece white suite

## Features

Semi-Detached Family House

Popular Village Location

Lounge/Dining Room

Office/Playroom

Kitchen

Three Bedrooms

Bathroom

Ample Block Paved Parking

Rear Garden with Garden Office









# Floorplan

Internal Living Area 975sq ft / 90.60m2



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## General Information

Tenure  
Freehold

Fixtures & Fittings

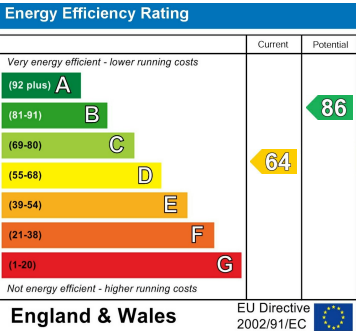
## Services

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.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band C - Stratford District Council



## Contact us

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## Visit us

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