



**Connells**

West Drive  
Highfields Caldecote



This generous three bedroom detached home comes with huge potential with over 1,450 sq ft of accommodation comprising a lounge, dining room, snug and kitchen with vaulted ceilings, three double beds and family bathroom along with a detached double garage at the bottom of a substantial rear garden.

#### Entrance Hall

Door to front, stairs to first floor, radiator.

#### Cloakroom

Window to front, wash hand basin, WC, radiator.

#### Lounge

19' 6" Max x 17' 7" Max ( 5.94m Max x 5.36m Max )

Window to front, patio doors to rear, telephone point, television point, two radiators.

#### Dining Room

13' 5" x 10' 1" ( 4.09m x 3.07m )

Door to entrance hall, archway to lounge and snug, radiator.

#### Snug

10' 10" x 9' 11" ( 3.30m x 3.02m )

Window to rear, vaulted ceiling, radiator.

#### Kitchen

24' 7" x 9' 8" ( 7.49m x 2.95m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surfaces, sink with one and a half bowl and drainer, tiled splash back, space for freestanding oven, plumbing for washing machine and dishwasher, space for freestanding fridge/freezer, vaulted ceiling, tiled flooring, boiler, radiator.



## Landing

Window to front, loft access, cupboard, radiator.

## Bedroom One

19' 7" x 14' 9" ( 5.97m x 4.50m )

Windows to front and rear, two radiators, fitted wardrobes.

## Bedroom Two

10' 5" x 10' 4" ( 3.17m x 3.15m )

Window to rear, radiator.

## Bedroom Three

10' 4" x 9' 8" ( 3.15m x 2.95m )

Windows to rear and side, radiator.

## Bathroom

Window to front, wash hand basin, WC, bath, shower cubicle, tiled walls, radiator.

## Front Garden

Hedge enclosed, gravel driveway parking, mature shrubs and planted borders, oil tank, covered porch.

## Rear Garden

Fence enclosed, patio area, laid to lawn with mature planted borders, established shrubs and hedges, outside lights, access to front garden.

## Double Garage

17' 5" x 17' ( 5.31m x 5.18m )

Double garage with up and over door, light and power, window to side, personnel door to rear, parking to front of garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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