



10 The Spinney, Mancetter, Warwickshire, CV9 1RS

HOWKINS &
HARRISON

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Mancetter,
Warwickshire, CV9 1RS

Guide Price: £545,000

An impressive five bedroom detached family home, offering well proportioned internal accommodation, situated within a small select development.

Approached via double gated entrance, the property is located close to local amenities and transport facilities, an early internal viewing is strongly recommended.

Features

- Spacious detached family home
- Small select development
- Countryside views
- Spacious lounge
- Separate sitting room and dining room
- Kitchen/breakfast room and utility room
- Five good size bedrooms
- Master bedroom with en-suite facilities
- Double garage, mature rear garden
- Sought after location



Location

Mancetter is located close to the market town of Atherstone, situated in the far north of the county of Warwickshire. Atherstone forms part of the border with Leicestershire along the A5 national route, with excellent road links to major motorways including the M42, M1 & M6, providing swift travel times to the cities of Coventry, Birmingham, Leicester and Derby. There is also a mainline railway station from Atherstone with a direct service to London.

Tamworth - 10.3 miles

Coventry - 14.8 miles

Birmingham International airport - 20.7 miles

East Midlands Airport - 29.0 miles



Accommodation Details - Ground Floor

Entrance hall with stairway leading to first floor, understairs storage cupboard, door to cloakroom WC, having pedestal wash hand basin and tiled wall surround. The spacious lounge has double glazed windows to the front elevation, feature fireplace, living flame gas coal effect fire, feature surround and mantle above and ceiling cornice. There are double doors leading into a separate sitting room, also a large kitchen breakfast room with comprehensive range of eye level and base units, bevelled edge preparation surfaces, complementary tiling, space for cooker with extractor hood above, double glazed window to the rear elevation. There is a useful utility room with a range of base units, steel sink unit, plumbing and space for washing machine, wall mounted gas boiler. door to double garage and door leading to the rear garden. The splendid sitting room has double glazed patio doors to the rear garden, door to separate double aspect dining room with double glazed windows to the front and rear elevations with access to eaves storage.

First Floor

From the hallway, staircase rises to the first floor landing with doors leading off to, airing cupboard, access to roof void, large main bedroom with double glazed window to the front elevation having a range of mirror fronted wardrobes and access to the en-suite shower room comprising a tiled cubicle and shower and screen, low flush WC, pedestal wash hand basin and tiled wall surround. There are four further excellent size bedrooms, all having built in wardrobes, the bedrooms situated to the rear of the property enjoying countryside views. The family bathroom comprises a panel enclosed bath, shower and screen over, low flush WC, pedestal wash hand basin and double glazed frosted window to the rear.





Outside

To the front of the property there is a mature garden, excellent size driveway leading to the double garage, side gated access leads to a good sized rear garden, mainly laid to lawn with mature borders, block paved patio and a variety of trees and shrubs.



A desirable, family size, detached home located close to excellent amenities and commuter links





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

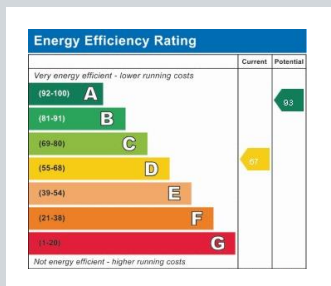
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - 01827 715341

Council Tax

Band - F



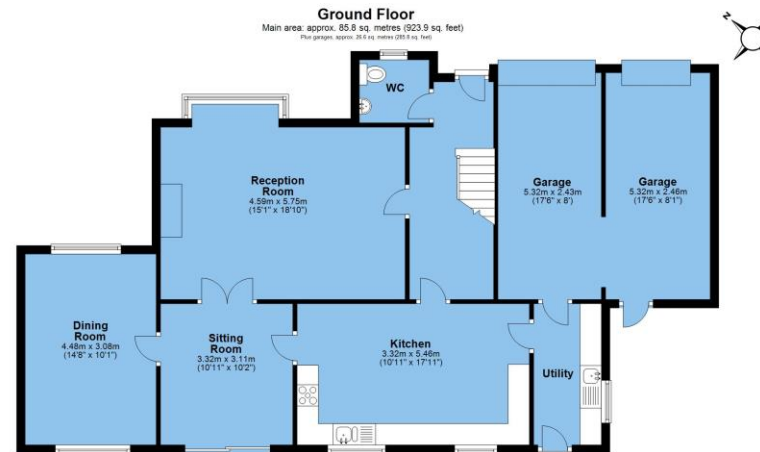
Howkins & Harrison

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Main area: Approx. 162.4 sq. metres (1747.6 sq. feet)
Plus garages: approx. 28.6 sq. metres (308.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.