



14 Green Lane, Grendon, Warwickshire, CV9 2PL

HOWKINS &  
HARRISON



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Grendon,  
Warwickshire, CV9 2PL

Guide Price: £320,000

An exceptionally well presented three bedroom detached family home enjoying countryside views. Having been re-furnished to a high standard, boasting a large re-fitted open plan kitchen breakfast room to the first floor, three excellent size bedrooms and a newly fitted bathroom with a shower.

Outside to the front of the property, a driveway provides parking and there is an easily maintained rear garden.

### Features

- Well presented detached family home
- Envious kitchen/breakfast room
- Bow fronted Lounge
- Large utility room
- Three good size bedrooms
- Main bedroom with fitted wardrobes
- Superb newly fitted bathroom
- Low maintenance, enclosed rear garden
- Convenient location for commuters



## Location

Grendon is a civil parish which includes both Old Grendon and New Grendon in North Warwickshire, England. Located close to Atherstone town centre and the popular village of Polesworth, both of which are within close proximity of the A5 and A444 trunk roads, providing swift access to many East Midlands towns and cities via the M42 and M1 motorways.

This area of Watling Street is just 3.3 miles from Jct 10 of M42 motorway 1.5 miles from Atherstone town centre, having a main line rail station which is on the London to West coast rail line with direct links into London.



## Accommodation Details - Ground Floor

The front door leads into an entrance porch and further door leads into the entrance hall with staircase rising to the first floor. A door to the left leads into the lounge with double glazed bow window to the front elevation and door leading into the generous size utility room (created from part of the integral garage) having plumbing for a washing machine, range of base units, inset sink, tumble dryer space, tiled wall surround and tiled flooring. A particular feature of this property is its open plan kitchen/ breakfast room, a light and airy space with window and double opening doors leading to the rear. The kitchen area boasts a range of high gloss units with quartz preparation surfaces, ceramic hob with extractor hood above, built-in oven and microwave, integrated dishwasher and bespoke splashback. There is a matching chef island with drawers below and inset ceiling lighting. This room provides ample space for a dining table and chairs and is ideal for indoor/outdoor entertaining.

## First Floor

From the entrance hall the staircase rises to a first floor landing with doors leading off to an airing cupboard housing the central heating boiler and all three excellent size bedrooms, the rear bedrooms enjoy countryside views. The main bedroom has a good range of fitted wardrobes and the family bathroom has recently been re-fitted with an oval shaped bath, walk in shower cubicle, wash hand basin with drawers below, complementary tiling and ladder effect towel radiator.









## Outside

Externally to the front of the property is a driveway providing parking leading to the storeroom/part converted garage with double opening doors. Side gated access leads into the easily maintained rear garden partly laid to artificial lawn and a generous decking area.



A superb ready to move into detached family home located in an excellent location for commuters.







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

## 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

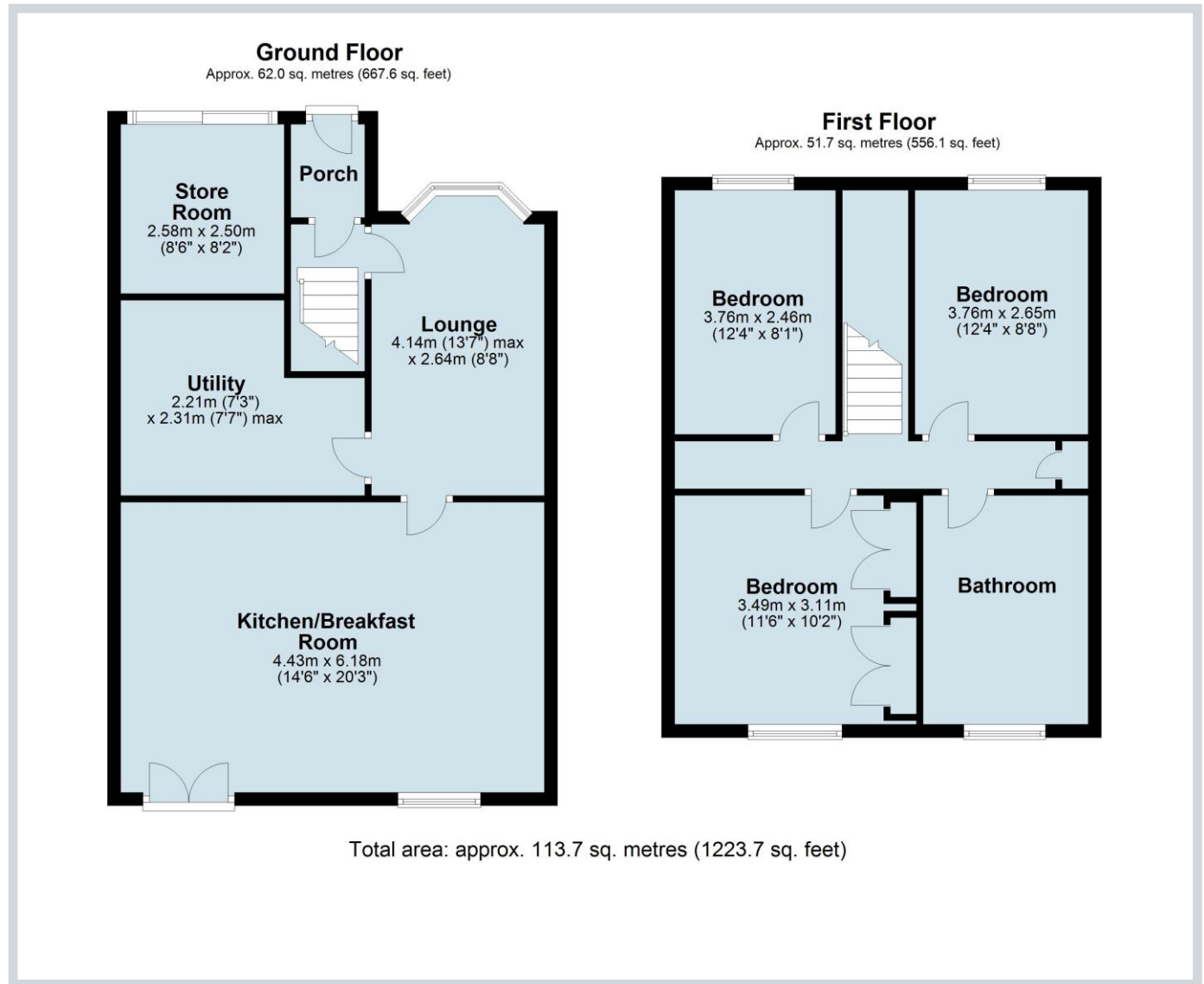
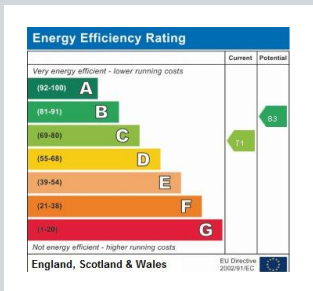
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - D



## Howkins & Harrison

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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.



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