



12a Austrey lane, Newton Regis, Warwickshire, B79 ONL

HOWKINS &  
HARRISON

12a Austrey Lane,  
Newton Regis,  
Warwickshire, B79 0NL

Guide Price: £369,000

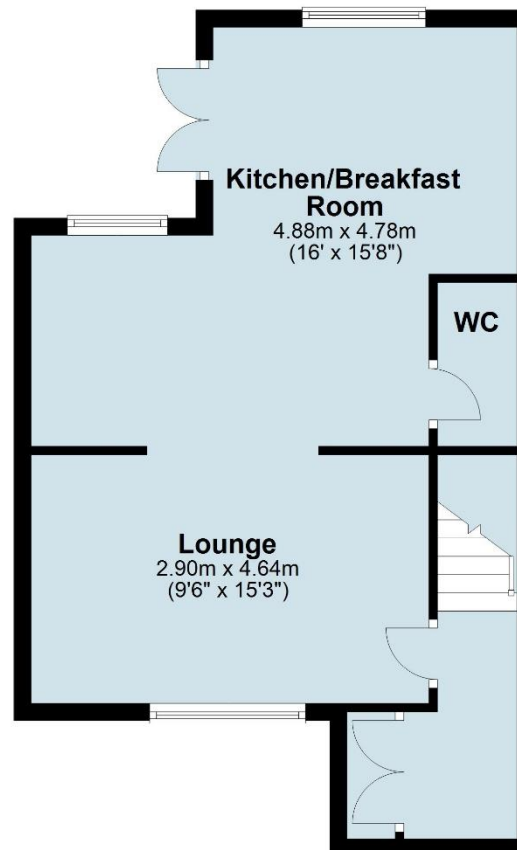
A newly built village property occupying a generous size plot and offering plenty of open plan living space totalling 827sqft. Completed to a high specification with 10 years warranty, a particular feature of this property is its spacious 'L' shaped kitchen/ breakfast room with a range of integrated appliances., quality flooring and a cloakroom WC off. To the first floor, there are three excellent size bedrooms and a fully tiled bathroom with shower. Externally to the front of the property is a large for-garden and to the rear there is generous off road parking with electric vehicle charging point and a landscaped garden.

#### Features

- New Build with 10 year warranty
- Super village location
- Larger than average garden plot - 250sqm
- Modern open plan living space
- Fully fitted kitchen with appliances
- Three bedrooms
- Quality fitted bathroom with shower
- Electric vehicle charging point
- Rear driveway and landscaped gardens
- High specification fitments throughout

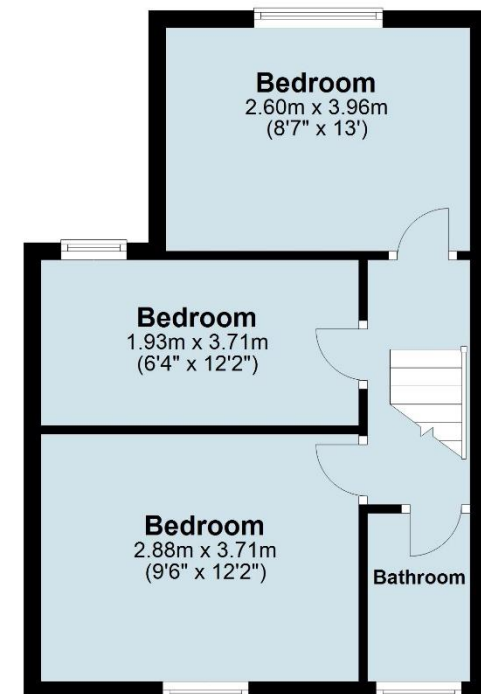
#### Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



#### First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 76.8 sq. metres (827.1 sq. feet)

## Location

Newton Regis is a small rural village situated between Ashby de la Zouch and Tamworth in the Staffordshire countryside. The picturesque village benefits from a public house, St Mary's church and enjoys a strong community spirit. More extensive services can be found in the nearby towns of Ashby de la Zouch and Tamworth which include supermarkets, leisure centres and leisure facilities. There is also an extensive road network with the A42/M42 M6, M6 toll and M1 all within close proximity providing links to East Midlands and Birmingham International airports and the Midlands rail network with fast direct routes into London Euston.

The local area is also sited within the National Forest benefiting from a number of popular visitor centres including Conkers, Twycross Zoo, Ferrers centre at Staunton Harold, Calke Abbey and Melbourne Hall. Renowned for the quality of educational facilities offered, schools include Repton, Twycross House, Dixie Grammar School, Grace Dieu Manor House, Ashby Grammar Schools and Newton Regis has its own C of E Primary and Nursery school with an outstanding Ofsted report.



## Description

The front door leads into an entrance hall with staircase rising to the first floor and door leading off into a spacious lounge with double glazed window to the front elevation, under floor heating and access into a feature of this property, it's open plan kitchen breakfast room. A light and airy 'L' shaped space with under floor heating and double glazed French doors out to the rear garden. The kitchen will be fitted with a comprehensive range of quality eye level and base units, ample preparation surfaces, a range of integrated appliances to include, ceramic hob, built in oven, fridge, freezer and dishwasher. There will be a wall mounted gas boiler and entry into a cloakroom with low flush WC and wash hand basin.

To the first floor the landing has doors leading off to three excellent size bedrooms and a family bathroom which features a panel enclosed bath with shower over, low flush WC, wash hand basin and complimentary tiling.

Externally the property occupies a generous size garden plot with driveway to the rear with an electric vehicle charging point and a landscaped garden.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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

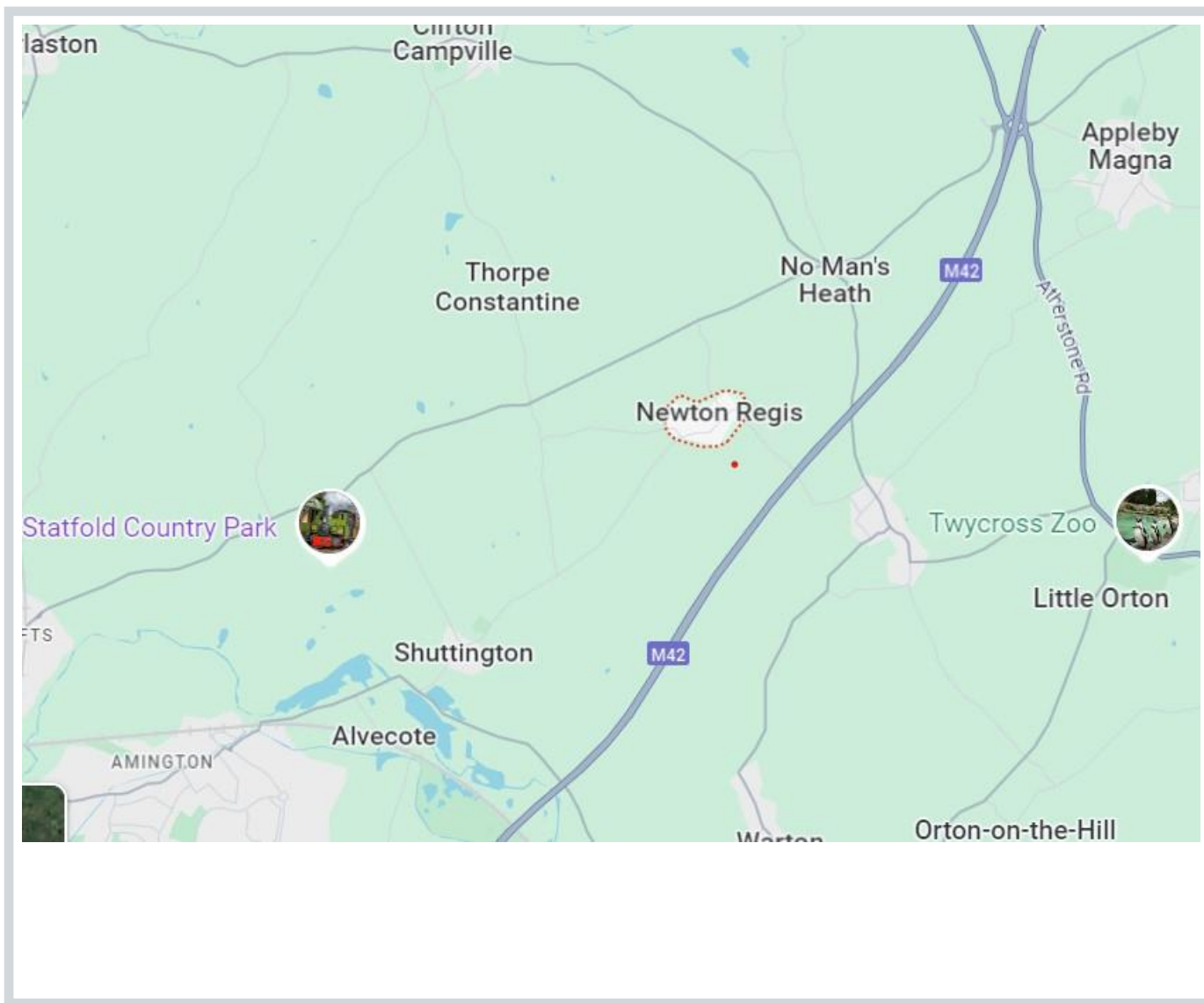
North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

TBC

## Energy Rating

TBC



## Howkins & Harrison

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