



Linden Lea, Spon Lane, Grendon, Warwickshire, CV9 3DN

HOWKINS &
HARRISON

Linden Lea,
Spon Lane, Grendon,
Warwickshire, CV9 3DN

Guide Price: £550,000

A picturesque traditional three bedroom detached country home enjoying an idyllic position enjoying countryside views. Having an extensive frontage the property is approached via a long driveway providing ample parking leading to an integral garage. Boasting over 1200sqft of internal accommodation in brief comprising: dual aspect sitting room, separate dining room and conservatory, kitchen/breakfast room, utility and ground floor shower room. To the first floor there are three generous bedrooms and a WC.

Offered with no upward chain, an early internal viewing is strongly recommended.

Features

- Picturesque detached country home
- Two generous reception rooms
- Conservatory to the rear
- Kitchen breakfast room with utility room off
- Ground floor shower room /WC
- Three excellent size bedrooms
- Main bedroom having en-suite WC
- Extensive frontage and enviable garden plot



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

Double opening doors enter into a reception porch with door leading into the sitting room with double glazed bay window to the front elevation and an attractive feature fireplace and double glazed patio doors leading to the rear garden. A door from here leads into a delightful conservatory with doors and windows to the rear garden. Open plan from the sitting room is the dining area having a double glazed bay window to the front elevation, feature fireplace with electric log living flame fire and staircase rising to the first floor. A door from here leads into the fully fitted kitchen breakfast room comprising a comprehensive range of eye level and base units, ample preparation surfaces with complementary tiling, ceramic hob with extractor hood above and oven below, integrated fridge and matching breakfast bar. There are beams to the ceiling, two double glazed windows to the side elevation and archway leading into a useful utility room with a range of fitted units, plumbing for washing machine, door to the rear access and door leading off to a ground floor WC/ shower room.

First Floor

The staircase rises to a first floor landing with doors leading off to all three excellent bedrooms, the main bedroom having double glazed window to the front elevation and fitted wash hand basin. Bedroom two has access to a small en-suite with WC and wash hand basin.





Outside

Externally the property enjoys an extensive frontage of lawned gardens and a long driveway leading to an integral garage. There are also delightful side and rear gardens backing onto open countryside and a delightful paved courtyard patio opening onto a generous lawned area.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion.



A delightful detached character cottage in a much sought after residential location.

Viewing is highly recommended





Viewing Arrangements

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

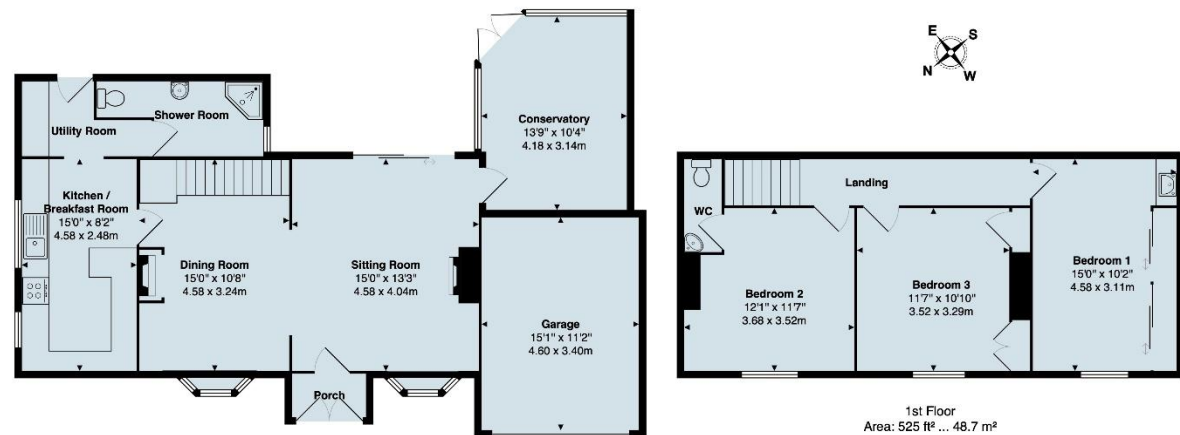
T North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - E

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Ground Floor
Area: 745 ft² ... 69.2 m²

Total Area: 1270 ft² ... 118.0 m² (excluding garage)
All measurements are approximate and for display purposes only

Howkins & Harrison

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