



21 Bridge Lane, Witherley, Warwickshire, CV9 3LG

HOWKINS &
HARRISON

21 Bridge Lane,
Witherley,
Warwickshire, CV9 3LG

Guide Price: £379,950

An exceptionally well presented three bedroom detached property, situated within a sought after village location. Having been considerably modernised throughout the property offers over 1400sqft of internal accommodation in brief comprising, a delightful 18ft sitting room, bespoke kitchen/breakfast room with a conservatory off. Elsewhere is a ground floor shower room, entrance lobby and inner hallway with store. To the first floor there are three good size bedrooms, the main bedroom having a large en-suite bathroom and off the landing is a separate WC. Externally there is a gated entrance, ample block paved driveway leading to a detached summerhouse.

An early internal viewing is strongly recommended.



Location

Witherley is a village and civil parish in the Hinckley and Bosworth district of Leicestershire. The village school, Witherley Church of England Primary School, is located next to the 13th century church of St Peter. Usually, children attending the school will transfer to Market Bosworth School at the appropriate age. In the centre of the village there is a very popular pub, the Blue Lion. A particularly sought after semi-rural location bordered by the River Anker, Witherley lies less than 2 miles from the market town of Atherstone with a range of shops, eateries, public houses and a train station providing excellent commuter access to London, Birmingham and Leicester.



Accommodation Details - Ground Floor

The front door leads directing into the kitchen/ breakfast room which has been refitted recently with a comprehensive range of eye level and base units with ample quartz preparation surfaces and complementary uplifts. A range of integrated appliances to include a ceramic hob with extractor hood above, built-in double oven, coffee machine, dishwasher and washing machine. There is a matching chef island with quartz breakfast bar, inset ceiling lighting and double glazed French doors leading into the double glazed conservatory. The conservatory is a superb addition to the property offering bright and spacious versatile accommodation with tiled flooring and double glazed French doors and windows to the garden. Access from the kitchen leads into an inner hallway with doors leading off to various storage cupboards, a staircase rising to the first floor and a ground floor shower room. Finally there is a delightful dual aspect 18ft square sitting room with a brick feature fireplace incorporating a wood burner, double glazed window to front elevation and double glazed French doors to the side garden.

First Floor

The staircase rises from the entrance lobby to a first floor providing access to all three good size bedrooms and a separate WC. The main bedroom has the benefit of an ensuite bathroom with corner jacuzzi bath fitted with shower above.





Outside

Externally to the front of the property access is via a gated entrance leading to ample block paved parking, lawned side garden with paved patio and to the opposite side of the property is a detached 16ft summer house with power and light and access to rear covered storage area.

Features

- Ready to move into detached family home
- Thoughtfully modernised and presented
- Spacious sitting room and conservatory
- Bespoke newly installed kitchen/breakfast room
- Ground floor shower room
- Three good size bedrooms with en-suite to bed 1
- Family bathroom and a separate first floor WC
- Gated entrance, ample off road parking
- Substantial detached summerhouse
- Sought after village location





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.

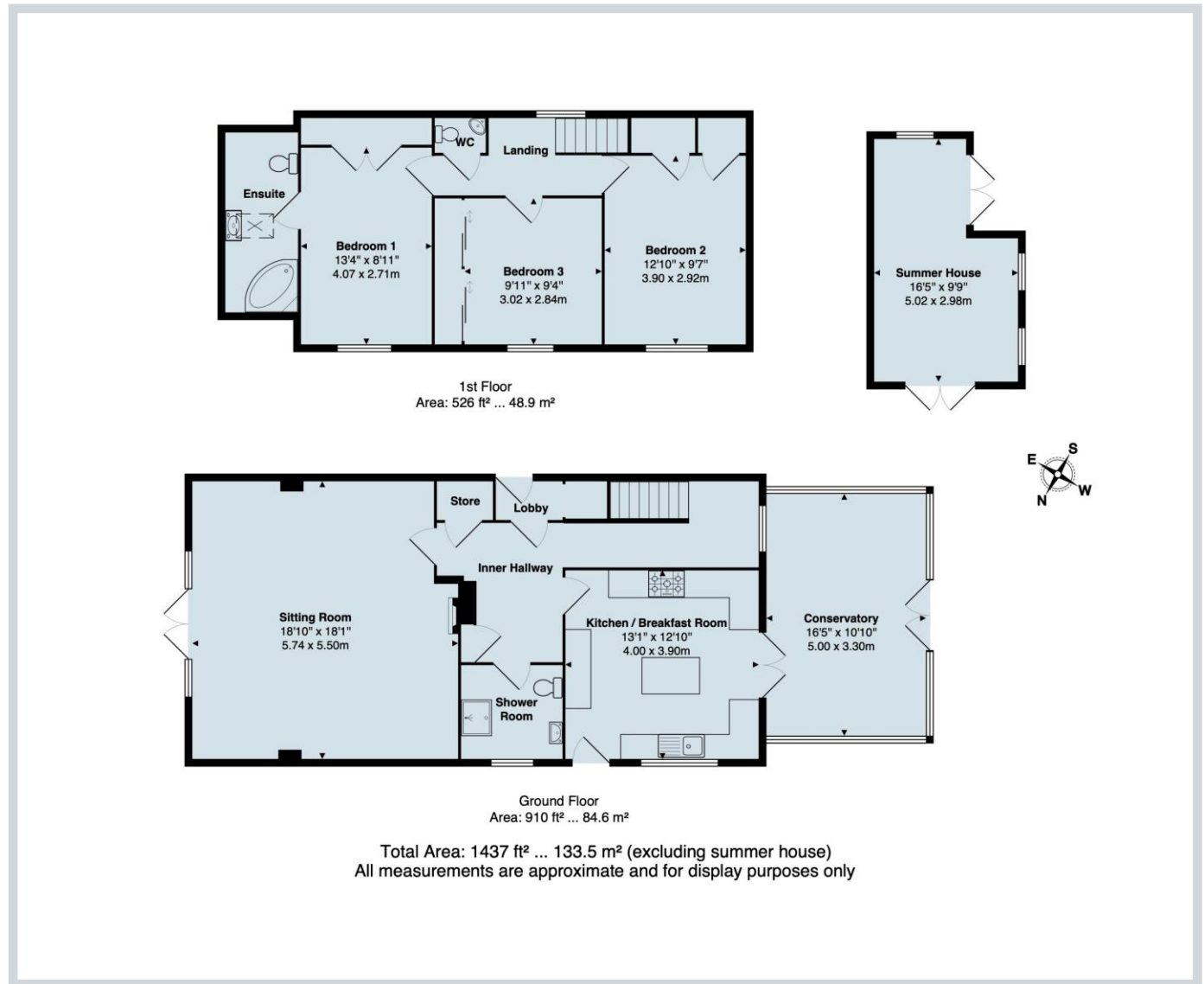
Local Authority

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

Council Tax

Band - E

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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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.