



Alderstrey, 42 Main Street, Orton the Hill, CV9 3NN

HOWKINS &
HARRISON

Alderstrey, 42 Main Street,
Orton on the Hill,
Warwickshire, CV9 3NN

Guide Price: £365,000

A traditional four bedroom semi detached property backing onto open fields, enjoying countryside views. The property offers excellent size internal accommodation and occupies a generous size plot. Situated within a sought after village location and offered with vacant possession, an early internal viewing is strongly recommended.

Features

- Traditional semi detached property
- Countryside views, backing onto open fields
- Lounge, separate dining room & conservatory
- Kitchen/breakfast room
- Down stairs cloakroom WC
- Four good size bedrooms
- Main bedroom with en-suite
- Delightful front and rear gardens
- Garage and driveway
- No upward chain



Location

Sitting in a quiet location situated within the sought after village location of Orton on the Hill. The property is very well placed for major road networks including the M42, M6 and M1 with a mainline railway station easily accessible at Tamworth. The cities of Birmingham, Coventry, Leicester and Derby all within striking distance. There is a range of well regarded schools nearby including Twycross House and Dixie Grammar at Market Bosworth. Atherstone town centre lies just a few miles away, borders with Leicestershire along the A5 national route and is only 4 miles from Staffordshire. The main shopping street has a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops and a very popular railway station with a direct service to London.

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



Accommodation Details – Ground Floor

The front door leads into the entrance hall with staircase rising to the first floor and doors leading off:- lounge with double glazed bay window to the front elevation, feature fireplace with mantle above and polished wood flooring. There is a separate dining room with fireplace, raised hearth and fitted wood burner and double glazed French doors leading into a double glazed conservatory with French doors leading onto the rear garden, also enjoying countryside views. The kitchen/ breakfast room has a comprehensive range of eye level and base units, ample preparation surfaces with complementary tiling, tiled flooring, integrated fridge and dishwasher, door leading to down stairs WC with wash hand basin door leading to garage.

First Floor

Stairway from the main entrance hall leading to the first floor landing with doors leading off to four excellent size bedrooms, the main bedroom having a double aspect with double glazed French doors leading onto a Juliet balcony, enjoying countryside views and a door leading into an en-suite shower room with tiled shower cubicle, low flush WC, wash hand basin and tiled wall surround. The family bathroom has a panel enclosed bath with shower over, low flush WC, pedestal wash hand basin and tiled wall surround.

Outside

To the front of the property is a driveway leading to a larger than average garage and a lawned front garden with mature hedge boundary. To the rear are extensive lawned gardens, backing onto open fields.

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. We are advised that mains water and electricity are connected to the property. There is a septic tank for drainage. Broadband is not currently connected to the property

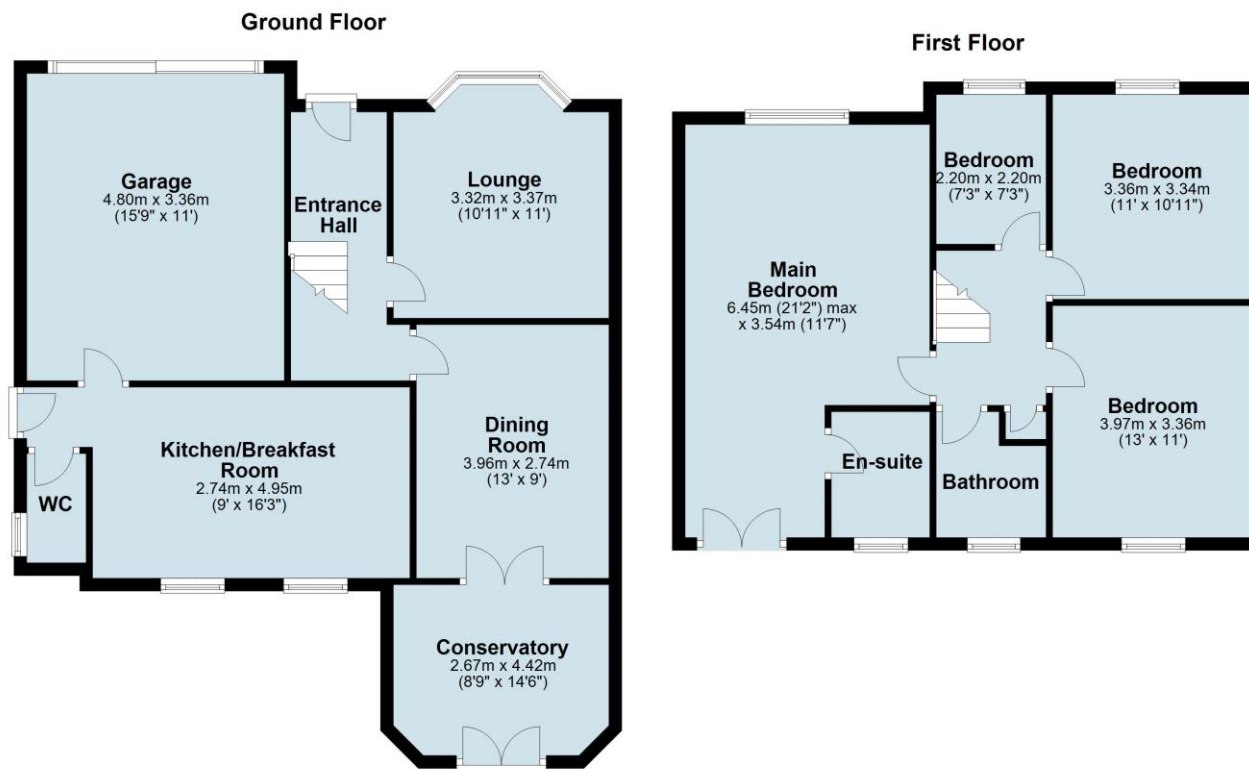
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	29 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.



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