

FOR SALE



Knights Close, Temple Herdewyke, Southam

3 Bedroom, 2 Bathroom, Detached House

£365,000

MARTIN&CO



- Three bedrooms
- Light spacious kitchen diner
- Spacious living room
- Downstairs cloakroom
- En-suite primary bedroom
- Private rear garden
- Garage and off road parking

Presenting this immaculate three bedroom home, well-planned over two floors maximizing space and functionality. The ground floor offers a well-equipped kitchen and utility, generous living room and a conveniently located WC. This property comes with three spacious bedrooms, along with en-suite and family bathroom. The property benefits from a private rear garden, off road parking, garage and still has the builders warranty.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

APPROACH Via a paved pathway which leads to the front door.

ENTRANCE HALL 7' 8" x 6' 5" (2.34m x 1.96m)
Double glazed front door, tiled flooring, central heating radiator and doors to cloakroom, kitchen and living room.

CLOAKROOM Low level W.C, wash hand basin, tiled flooring, extractor and central heating radiator.



KITCHEN / DINER 18' 8" x 9' 2" (5.69m x 2.79m) A range of wall and base mounted units with complementary work surface over, incorporating a stainless steel sink and drainer with mixer tap, built in electric oven, induction hob, stainless steel cooker hood above, integrated appliances including a fridge freezer and dishwasher, double glazed window to the front, tiled flooring, central heating radiator, French doors to the rear and door to utility room.

UTILITY ROOM 6' 5" x 4' 9" (1.96m x 1.45m) Double glazed window to the rear, cupboard housing Logic Combi 35 central heating boiler, space and plumbing for washing machine and dryer with work surface above.

LIVING ROOM 21' 2" x 9' 7" (6.45m x 2.92m) With double glazed bay window to the front, two central heating radiators and French doors to the rear.

LANDING Staircase rising from the hall, double glazed window to the rear, over stairs cupboard, hatch providing access to the loft, central heating radiator and doors off to bedrooms and bathroom.

PRIMARY BEDROOM 12' 4" x 9' 8" (3.76m x 2.95m) Double glazed window to the rear, fitted wardrobes, central heating radiator and door to ensuite.



EN-SUITE 9' 8" x 3' 10" (2.95m x 1.17m) Shower cubicle with wall mounted shower, wash hand basin, low level W.C, extractor fan, heated towel rail and double glazed window to the front.

BEDROOM TWO 10' 5" x 8' 10" (3.18m x 2.69m) Double glazed window to the front and central heating radiator.

BEDROOM THREE 9' 8" x 7' 11" (2.95m x 2.41m) Double glazed window to the rear and central heating radiator.

BATHROOM 6' 11" x 6' 3" (2.11m x 1.91m) Panelled bath with mixer tap and shower screen, wall mounted shower, wash hand basin, low level W.C, extractor fan and heated towel rail.

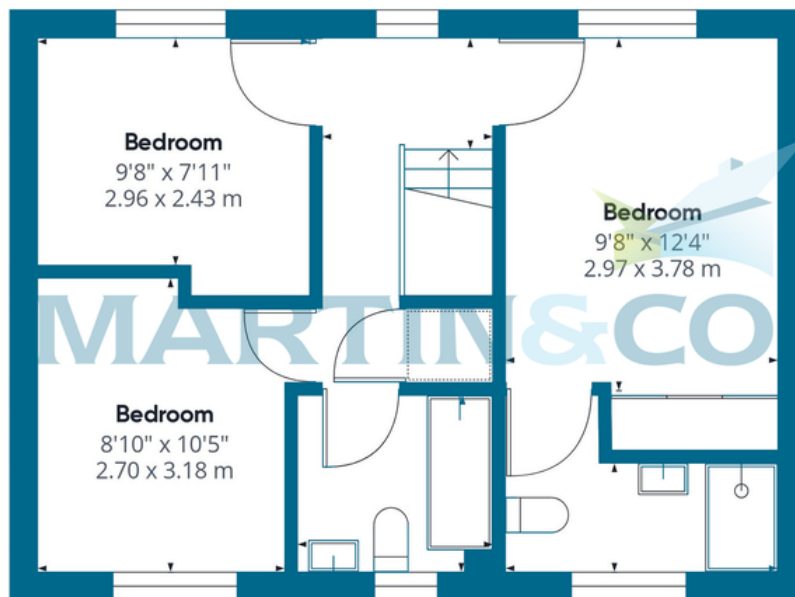
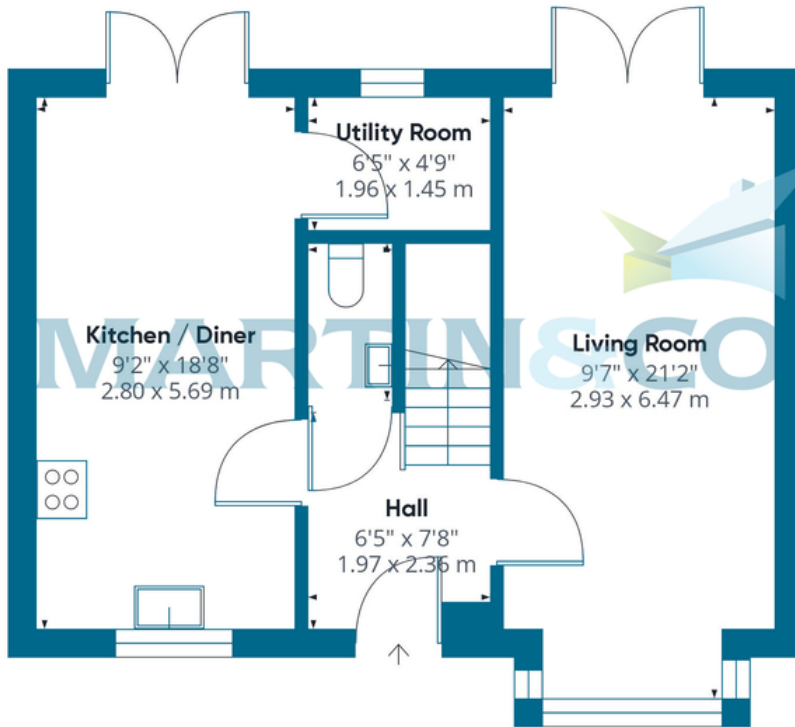
FRONT Lawn fore garden and paved pathway.

REAR Wall enclosed rear garden, lawn with paved patio and gated rear access to the garage and parking.

GARAGE Up and over door and off road parking in front.

Council tax band - E





Approximate total area

937.27 ft²

87.08 m²

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