



Peter Clarke

Pleck Cottage Middletown, Moreton Morrell, Warwick, CV35 9AU

- Quiet Village Location
- Charming Features Throughout
- Living Room
- Dining Room
- Kitchen
- Three Generous Bedrooms
- Bathroom
- Front Garden and Courtyard To The Rear
- Freehold



£350,000

Offering a wealth of CHARACTER and positioned in a tucked away position in Moreton Morrell, a THREE BEDROOM COTTAGE with exposed beams and brickwork. Deceptively spacious, this lovely cottage offers a cosy sitting room which opens into the dining room with feature fireplace, which also opens into the modern kitchen. Upstairs there are three good bedrooms and a modern bathroom. Outside there is a delightful courtyard garden to the rear and lawned area to the front.

#### ACCOMMODATION

A picket fence with gate opens to a paved pathway, enclosed with hedging and lawned area, leading to front door opening into porch with window to the front and limestone floor. Door through to living area boasting natural light with double aspect windows to front garden and courtyard. With feature fireplace and exposed brick chimney with solid fuel stove burner. Stairs rising to first floor. Built in cupboard and understairs storage space. Opening continues through to dining area with window to front aspect and exposed timbers to ceiling. Built in storage cupboards and chimney breast with oil fired boiler to recess. Opening into the kitchen area which is fitted with a range of wall and base units with worktop over with inset Belfast sink with chrome mixer tap over and drainer to the side. Induction hob with extractor over. Integrated eye level double oven. Space for fridge-freezer. Space and plumbing for washing machine. Personnel door to the side of the property and personnel door with direct access to the courtyard.

The first floor landing has doors to all bedrooms, and door to storage cupboard. Bedroom one is fitted with a wall mounted radiator, views beyond to surrounding countryside. Bedroom two benefits the same outlook to front aspect. Wall mounted radiator and loft hatch. Bedroom three boasts double aspect windows and wall mounted radiator. The bathroom is fitted with a white suite comprising of P shaped bath with chrome mixer tap and shower head over, wc and built in corner cupboard with circular sink having chrome mixer tap over. Tiled wall, radiators, obscured glazed window to the side, spotlighting and electric shaver point.

#### OUTSIDE

The front garden is enclosed by hedging and is mainly laid to lawn.

To the rear of the property is a paved courtyard which is accessed from the kitchen or a rear gate. Oil tank. Please noted there is a right of way across the courtyard to the neighbours property.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil central heating.

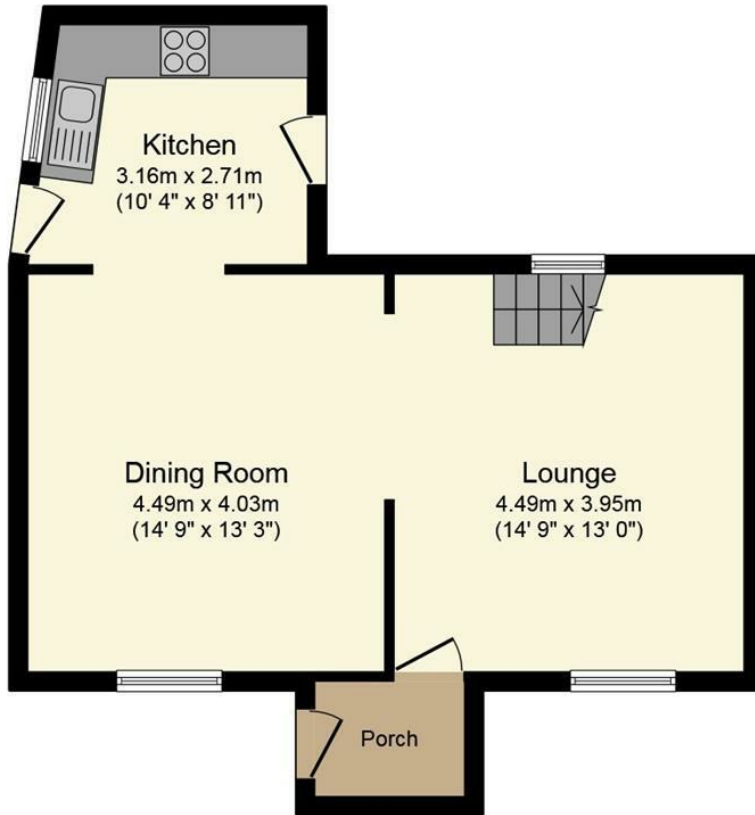
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

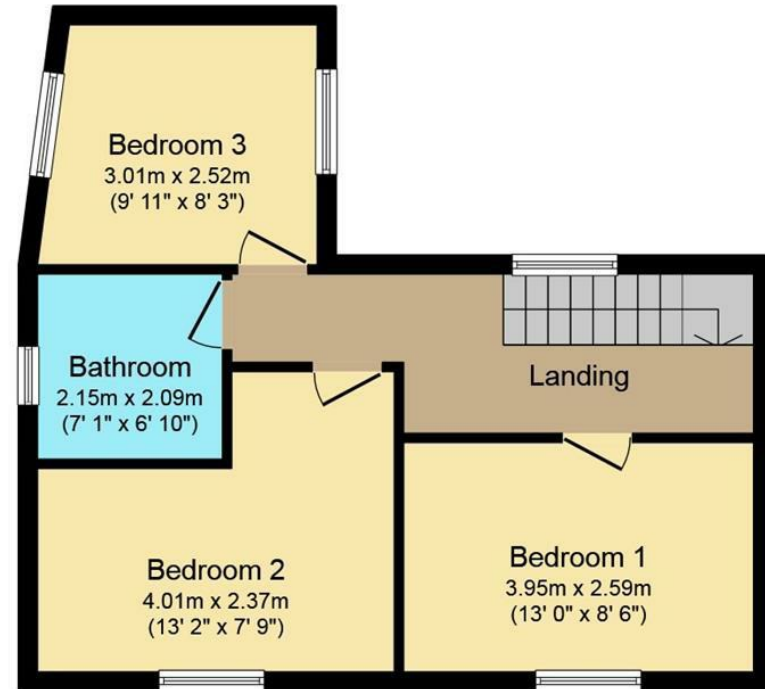
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING E.** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





**Ground Floor**



**First Floor**

Total floor area 91.7 sq.m. (987 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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