

Peter Clarke



Elderleigh Lowes Lane, Wellesbourne, Warwick, CV35 9TU

- Detached House
- Dual Aspect Living Room
- Kitchen
- Dining Room
- Four Generous Bedrooms
- Jack and Jill Bathroom
- Ensuite Shower Room
- Downstairs Cloakroom
- Side and Rear Garden
- Central Village Location



£460,000

ACCOMMODATION

Door into the entrance hall with dog-leg staircase rising to the first floor, wall mounted radiator, oak door to understairs storage cupboard and access into the cloakroom having low level wc, wash hand basin with tiling to splash-back, wall mounted radiator, extractor fan and obscure double glazed window to the side elevation. From the entrance hall to the living room with windows and doors to the rear and side gardens. Two wall mounted radiators and central log burner with granite effect hearth. The dining room offers French doors out onto the rear garden, wall mounted radiator and archway through to the kitchen which is fitted with a range of wall and base units with granite worktop over.

Inset one and a half bowl single drainer unit. Integrated appliances including electric double oven and microwave, five burner gas hob with stainless steel splash back and extractor hood over. Integrated full height fridge freezer, dishwasher and washer/dryer. Concealed Worcester Bosch gas central heating and hot water boiler and radiator. Window overlooking front aspect.

Halfway up the stairs there is a window to the front aspect, with the first floor landing fitted with wall mounted radiator, and storage cupboard.

The primary bedroom with window to the front. Wall mounted radiator and access to loft space. Dressing area with velux window. Door to ensuite which is fitted with a walk in shower cubicle, wash hand basin and wc. Heated towel rail, shaver point and extractor fan. Bedroom two and four both with windows to front aspect and wall mounted radiator with bedroom four having door to Jack and Jill bathroom, which is fitted with a 'P' shaped bath with shower over, wc and wash hand basin. Heated towel rail and obscure window to front. Bedroom three with wall mounted radiator and window to the rear aspect.

GARDEN

The rear garden is mainly laid to lawn with patio area, motion sensor light, timber fence boundary, path with timber gate leading to the front. The paved path to the front extends to the side to additional lawned area.

PARKING

Block paved driveway with paved path to front door.

Garage having remote controlled up and over door, power, light, door with direct access to rear garden.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

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

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 F.

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

VIEWING: By Prior Appointment with the selling agent.

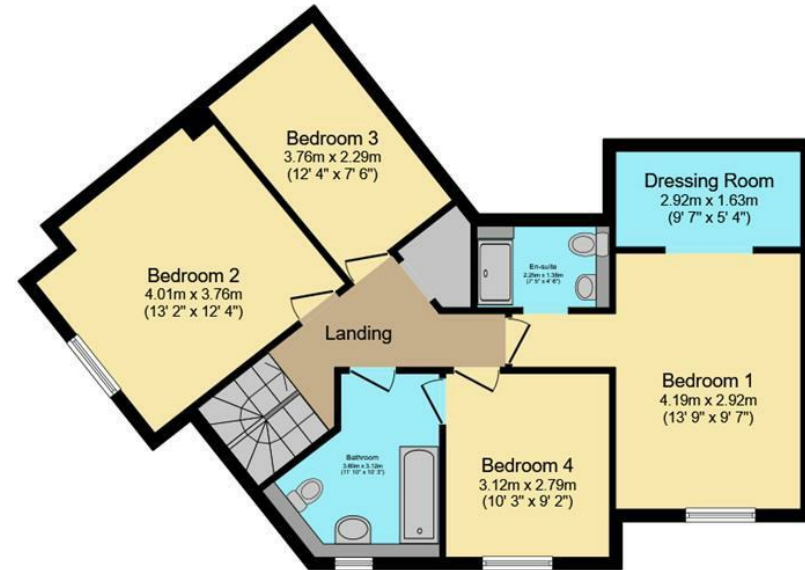


Elderleigh, Lowes Lane, Warwick, CV35 9TU



Ground Floor

Floor area 75.0 sq.m. (807 sq.ft.)



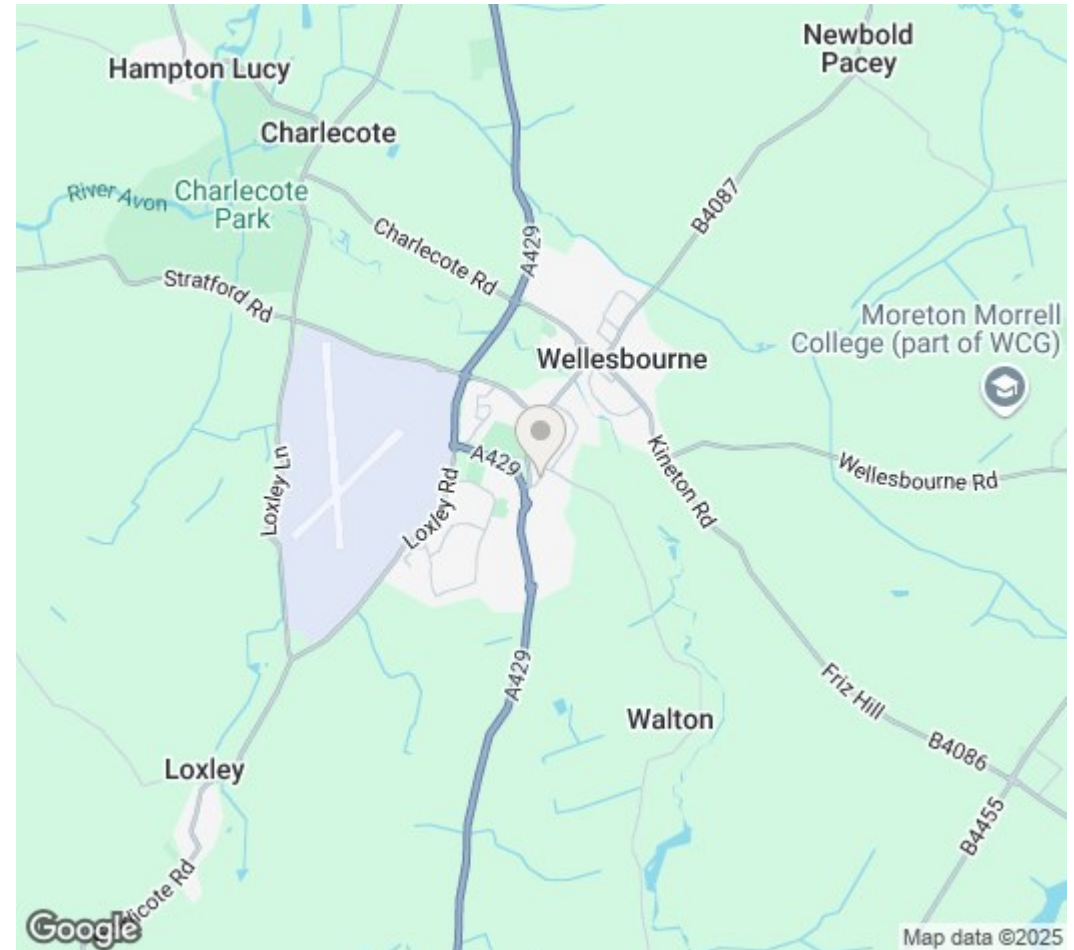
First Floor

Floor area 75.1 sq.m. (808 sq.ft.)

Total floor area: 150.1 sq.m. (1,615 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

