



12 MALHOUSE CLOSE NORTHEND WARWICKSHIRE CV47 2TS

8 miles from Southam
8 mile to Banbury
10 miles to Warwick and Leamington Spa
Within 4 miles of Junction 12 of the M40 motorway

A WELL PRESENTED DETACHED THREE BEDROOM BUNGALOW IN A QUIET CUL- DE-SAC AT THE FOOT OF THE BURTON DASSETT HILLS

- Living Room
- Kitchen
- Three Bedrooms
- Shower Room
- Garden
- EPC Band F

VIEWING STRICTLY BY APPOINTMENT
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Northend is situated at the northern end of the Burton Dassett Hills Country Park, just off the B4100 Warwick to Banbury road. The village provides a Parish Church, Methodist Church, Public House and Village Hall. Local shopping facilities are at Fenny Compton (3 miles), which also has a doctor's surgery and school. Further shopping and educational amenities are available in Kineton, Southam and the larger towns of Banbury, Warwick, Leamington Spa and Stratford-upon-Avon. The main line railway network is accessible at Banbury and Leamington Spa.

12 Malthouse Close comprises a detached bungalow, which underwent complete renovation and updating approximately 6 years ago, resulting in a well-presented property with LPG fired central heating, double glazing and modern kitchen and shower room. The rear garden lies to the rear and side of the property, is also well maintained and provides a private outside space.

ACCOMMODATION

Entrance Porch wood effect floor and coat cupboard. Part-glazed door opens to **Entrance Hall**. Access to loft space, wood effect floor, linen cupboard and separate storage cupboard. **Study/Bedroom Three** with glazed double doors from the Entrance Hall. Double aspect to front and side, wood effect floor and built-in cupboard housing wall mounted gas fired boiler. **Kitchen** outlook to front, fitted with range of matching white kitchen units under a granite effect U shape worktop to three

walls. Four ring gas hob, extractor hood, range of built-in drawers and cupboards and integrated washing machine. Range of matching wall cupboards over, built-in high-level single electric oven with larder cupboard to side. Space for fridge freezer. Wood effect floor and internal window to living room.

Living Room with wood effect flooring and large opening continuing to **Dining Area** with double aspect to rear Garden with sliding patio doors. **Bedroom One** outlook to rear and wood effect flooring. **Bedroom Two** outlook to rear and wood effect flooring. **Shower Room** fitted with a white suite comprising corner shower cubicle with glazed sliding doors, wall mounted sink unit with storage under, close coupled WC, towel radiator, obscured glazed window to front and extractor fan.

OUTSIDE

To the front of the property a large lawn has tarmac and paved pathways from the parking area and leads to front door. Outside water supply. Personal gate to the side of the property opens to: **Rear Garden**. Set to two sides of the property with lawn and paved patio adjoining the patio doors from the dining area and second seating area with wooden pagoda over. Outside lighting and garden shed. Parking is in the car park to the front of the property.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Central heating is by LPG boiler in bedroom three.

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 27 Potential: 59 Band: F

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV47 2TS

From The Red Lion public house proceed along Peartrees which leads into Malt House Lane. The turning into Malthouse Close will be found on the right and No. 12 is the first on the right hand side identified by our For Sale board.

[what3words/reported.jugs.coach](http://what3words.com/what3words/reported.jugs.coach)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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