



**KINGFISHER DRIVE, SOUTHAM GRANGE**

**complete** ● ● ●  
SALES & LETTINGS









A mid-terrace stylish home, built by Bloor Homes in 2015 to 'The Byron' design in the Southam Grange development on the outskirts of Southam. Comprises entrance hall, living room, fitted kitchen diner, utility and guest WC. On the first floor, three bedrooms, an en-suite and a family bathroom. The property has a garage and parking. Also benefits from gardens to the front and rear and a view of the balancing pond and Southam football club.

This property is offered no onward chain.



360 Virtual tour: <https://my.matterport.com/show/?m=Dccmy7Yho7v> my.matterport.com/show/?m=Dccmy7Yho7v

#### Description

##### Entrance Hall

A composite entrance door with a porthole window leads into the entrance hall with timber effect flooring. There is a radiator and door to the living room and a staircase rises to the first floor.

##### Living Room

Continuation of the timber effect flooring, a uPVC double-glazed window to the front elevation, wall-mounted radiator, door to the under-stairs storage cupboard and a door to the kitchen diner.

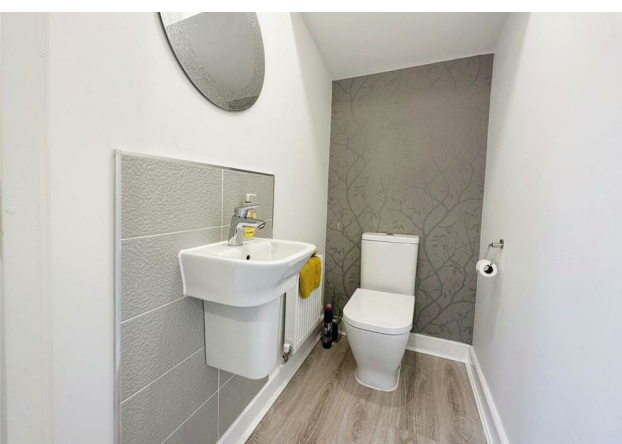


##### Kitchen Diner

Continuation of timber effect flooring, white gloss kitchen with brushed chrome handles, which includes timber effect worktops with black 1 & 1/2 bowl sink, with mixer tap and drainer. There is a fitted oven, fitted fridge, freezer, wine rack, under-counter lighting, fitted dishwasher, down-lights, radiator and up-lighting. There are uPVC double-glazed French doors to the garden. Opening through to the utility.

##### Utility

Space and plumbing for washing machine, white cupboard and the Potterton Promax Ultra Gas combination boiler, timber effect worktop, extractor and door to the guest WC.



##### Guest WC

Continuation of the timber effect flooring, toilet, small hand basin with chrome tap, tiled splash-back to water sensitive areas, extractor and wall mounted radiator.

##### Landing

Carpeted landing with doors to the three bedrooms and bathroom. Also the loft hatch.

##### Bedroom One

With an uPVC double-glazed window overlooking the rear garden, there is a wall-mounted radiator and sliding mirrored wardrobe. Daughter en-suite.

##### En-Suite

Glass door shower enclosure with mains thermostatic shower, floating Roca handbasin, with chrome mixer tap, Roca toilet, electric shaver point, down-lights, extractor, a uPVC double glazed window, and a white towel radiator. Tiled splashback.



##### Bedroom Two

A double bedroom with a uPVC double-glazed window with balancing pond views.

##### Bedroom Three

With a uPVC double-glazed window with balancing pond views. Overstairs storage cupboard.





#### Bathroom

Fitted with a white bath, a glass shower screen, a chrome mixer tap with a handheld shower attachment. Roca toilet, Roca floating hand basin with chrome mixer tap. White towel radiator, electric shaver point, down-lights and extractor. Tiled splash-back.

#### Rear Garden

The rear garden has an area of lawn with a sleeper retaining patio to the rear. There is also a patio to the back of the property with a pathway leading to the gated rear access

#### Front Garden

Landscaped front garden with pathway leading to the parking garage.

#### Garage & Parking

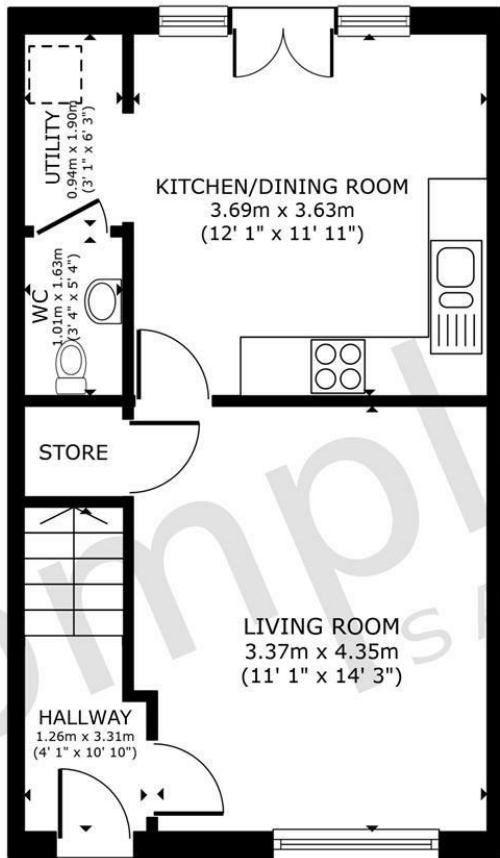
Metal garage with power, lighting and eaves storage. There is also a parking space in front.

#### Location

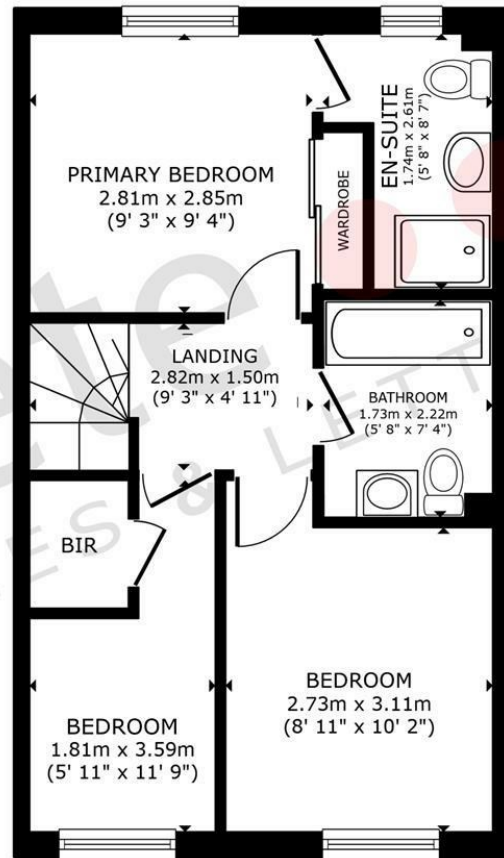
Situated on the outskirts of the market town of Southam, this is a modern development called Southam Grange, which has its own countryside surroundings, a great community and it is home to plenty of public open space too. It has a balancing pond, children's play areas and the Southam Football Club.







GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 38.5 sq.m. (414 sq.ft.) FLOOR 1 38.5 sq.m. (414 sq.ft.)  
TOTAL : 77.0 sq.m. (828 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**complete** ●●●

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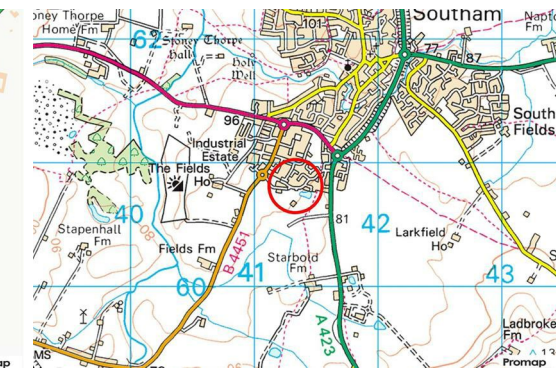
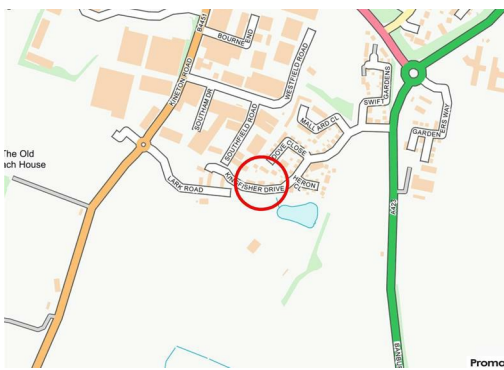


The well-regarded historic market town of Southam offers rural community living with the advantages of all the town amenities. Ideally situated between Coventry and Banbury on the A423 for convenient access to Royal Leamington Spa, Warwick, Stratford upon Avon, Daventry and Rugby. The property is conveniently situated for Southam Primary Schools and St James Secondary School.



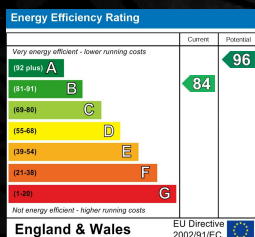


- Modern Mid-Terrace
- Facing The Football Club & Pond
- Two Bathrooms
- Living Room
- Garage & Off Road Parking
- Built By Bloor Homes 2015
- Three Bedrooms
- Guest WC & Utility Area
- Fitted Kitchen Diner
- No Chain



## KINGFISHER DRIVE, SOUTHAM

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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 Tel: 01926 887723  
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 www.complete247.co.uk

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