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Lonscale Drive
Finham CV3 6NN

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This spacious and modern three / four bedroom detached family home is set in Stivichall Grange, one of Coventry's most sought after residential locations, it is located within easy reach of Coventry City Centre, Leamington, Kenilworth and lies within great school catchments this property would make a wonderful prospect for a family. Shortland Horne strongly suggest an internal viewing to appreciate the space and size of this wonderful home as, we believe there will be very high demand for it. There is also further scope for extensions (STPP).

Briefly the downstairs accommodation comprises of an entrance hallway with doors leading off to a spacious 23ft lounge/diner, a breakfast kitchen with wall and base units an integrated oven with gas hob and space for further appliances, there is a really useful W/C and a good size study/playroom/bedroom.

On the first floor you will find a luxury family bathroom with a bath and separate step in shower, two double bedrooms with one of the bedrooms featuring built in wardrobes and the other benefitting from a W/C with a hand washbasin. There is also a single bedroom to complete the accommodation.

Outside the rear garden is fully enclosed which is mature with a lawn, trees and shrubs and a paved patio area ideal for outside entertaining. To the front of the property you will find a driveway providing off road parking with access to the garage.









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge/Diner

7.26m x 3.33m

Kitchen

4.83m x 2.79m

W/C

Study

3.02m x 2.46m

FIRST FLOOR

Bedroom One

4.70m x 3.33m

Bedroom Two

4.83m x 2.46m

W/C En-suite

Bedroom Three

3.02m x 2.82m

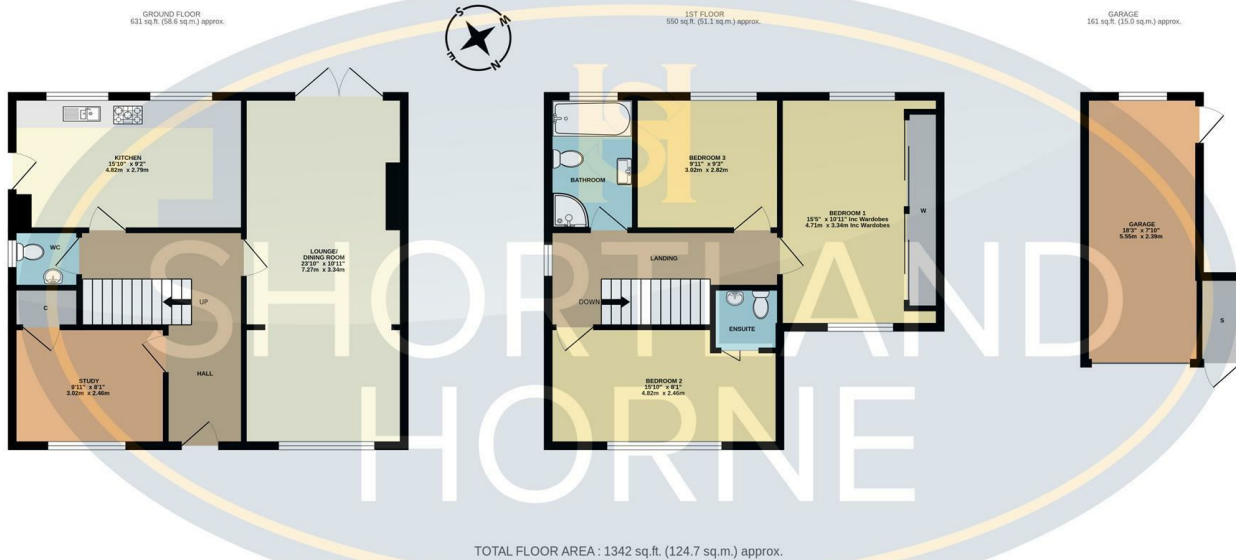
OUTSIDE

Garage

5.56m x 2.39m

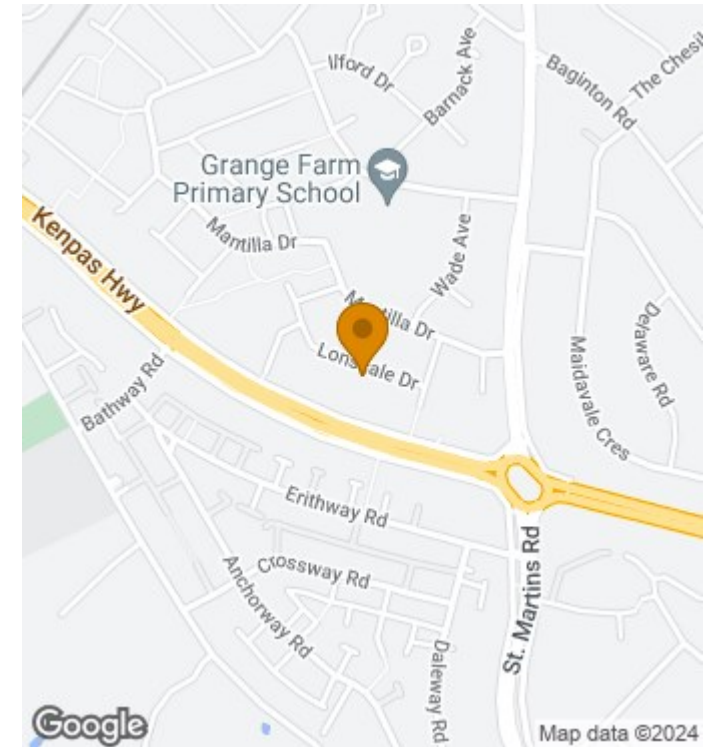


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



Total area: 1342.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

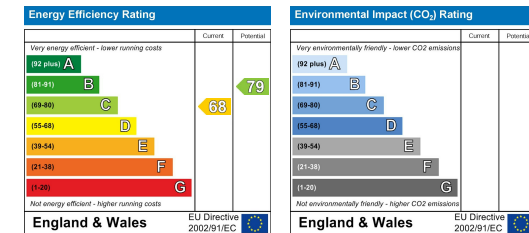
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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