




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Mantilla Drive
Styvechale Grange CV3 6LP

Mantilla Drive

CV3 6LP

A substantially extended detached bungalow on a prominent corner position situated within the sought after Styvechale Grange Estate. The property offers flexible accommodation having undergone considerable extension in recent years. Styvechale Grange is conveniently located on the South Side of the City within excellent range of local amenities with popular local schooling, excellent access to the A45 dual carriageway as well as being within easy reach of the War Memorial Park Railway Station and the City Centre.

The property briefly comprises; reception hall, living room leading onto a dining/sitting room extension with useful walk in store room leading off, extended kitchen with fitted Oak units and built in appliances, access from the living accommodation leads to two ground floor bedrooms with staircase leading off to the first floor giving access to a large loft bedroom with modern shower room and an additional dressing area/storage space. The remainder of the ground floor accommodation comprises; two further double bedrooms, modern refurbished family shower room and a modern wet room extension. To the outside a block paved driveway provides off road parking with the driveway extending through to a rear brick garage and to the rear of the property there is an enclosed private garden with paved patio area and substantial enclosed fencing.

Custom text box



selling quality
property since 1995





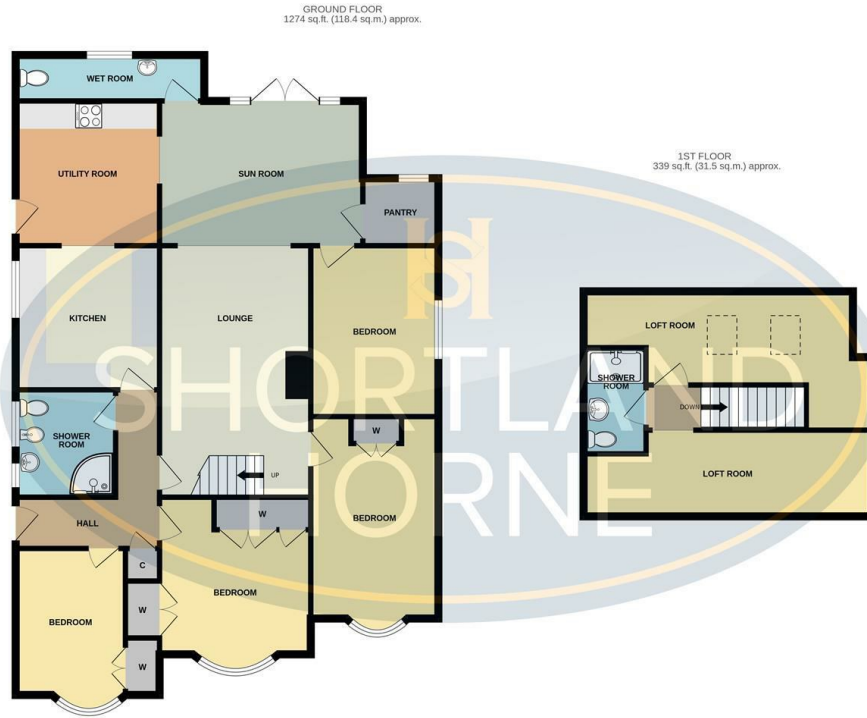
Custom text box



Dimensions



Floor Plan



TOTAL FLOOR AREA: 1613 sq.ft. (149.8 sq.m.) approx.
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.
 Made with Miroplan CS24

Total area: sq ft

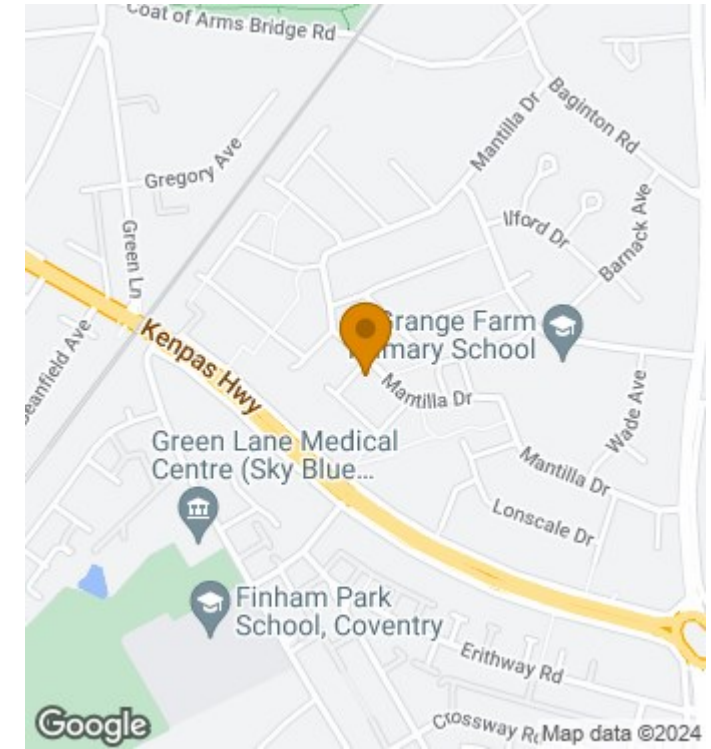
Disclaimer

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 Home.
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 Home 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

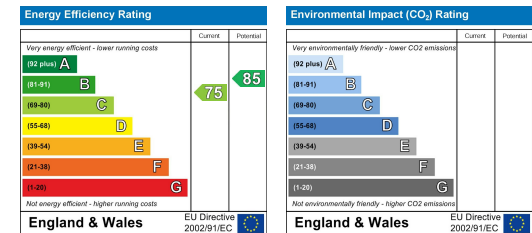
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 Home'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 Home 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.

Location Map



EPC



Trusted Property Experts

02476 222 123

sales@shortland-home.co.uk

@ShortlandHome

shortland-home.co.uk

Shortland-Horne