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Sandy Lane  
Fillongley CV7 8DD

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02476222222  
SOLD



# Sandy Lane

## CV7 8DD

\* SUBSTANTIALLY EXTENDED 3 BEDROOM SEMI \* DELIGHTFUL PICTURESQUE RURAL SETTING \* EXTENDED FAMILY ACCOMMODATION TO THE GROUND & FIRST FLOOR \* POTENTIAL TO REFIGURATE TO PROVIDE 4 BEDROOMS \* PRINCIPAL BEDROOM WITH DRESSING ROOM & ENSUITE \* NO UPWARD CHAIN

Welcome to this vastly improved and extended 3-bedroom semi-detached house located in the picturesque rural setting of Sandy Lane, Fillongley, Coventry. This property boasts a delightful ambiance with its quaint surroundings with open countryside views to the rear towards Arley, offering a peaceful retreat from the hustle and bustle of city life.

This family house warrants an internal inspection to be fully appreciated which has been substantially extended by the present couple in 2020 reputed to have cost £100,000 with a two storey side and single storey wrap around rear extension.

Upon entering, you are greeted by a spacious reception room and extended full length breakfast dining/ kitchen room fully fitted with central island enjoying views across open countryside perfect for entertaining guests or simply relaxing with your loved ones. The property features three generously sized double bedrooms, the principal bedroom offering a dressing room for added convenience with luxury ensuite shower room. The dressing room would be feasible to provide a fourth bedroom by creating a partition from the main bedroom.

With two well-appointed bathrooms, and downstairs cloakroom, mornings will be a breeze in this lovely home. The direct access to a triple car parking area ensures that parking will never be an issue for you and your family or guests and scope to create a single or double garage subject to planning permission.

What sets this property apart is the fact that it comes with no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own this beautiful home in a tranquil location. Book a viewing today and envision the life you could create in this idyllic setting.

selling quality  
property since 1995





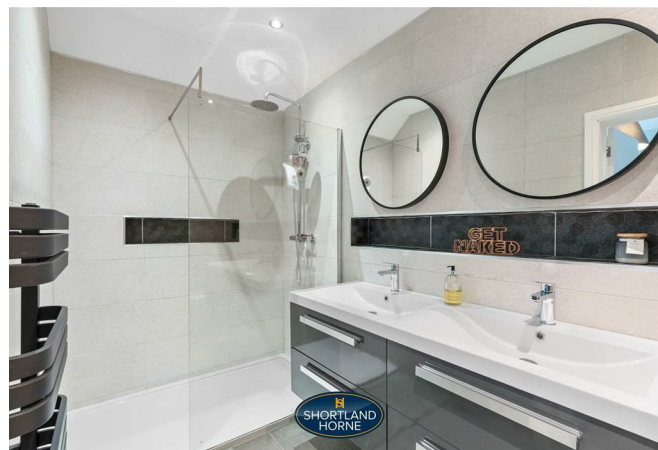






  
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## Dimensions

ENTRANCE HALL

BAY WINDOWED

LOUNGE

4.77 x 3.55

FULL LENGTH BAY  
WINDOWED FAMILY  
BREAKFAST / KITCH

9.42 x 4.10

UTILITY ROOM /  
BOOT ROOM

2.88 x 2.80

CLOAKROOM

LANDING

BEDROOM ONE

3.95 x 2.85

DRESSING ROOM

2.85 x 2.40

ENSUITE SHOWER  
ROOM

BEDROOM TWO

4.17 x 3.10

BEDROOM THREE

3.88 x 2.28

REFURBISHED FAMILY  
BATHROOM

DIRECT ACCESS  
TRIPLE WIDTH CAR  
PARKING BAY

SIDE LAWN GARDEN

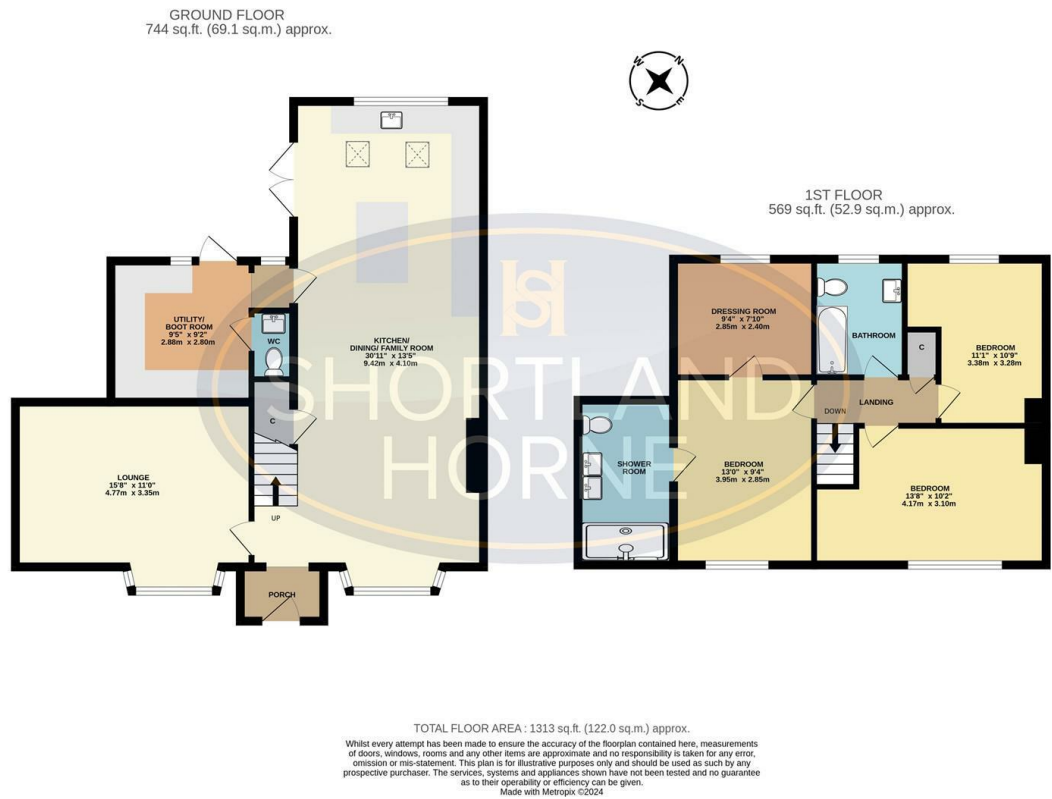
PRIVATE  
TRIANGULAR REAR  
GARDEN

DELIGHTFUL ASPECT  
ACROSS OPEN  
COUNTRYSIDE  
TOWARDS

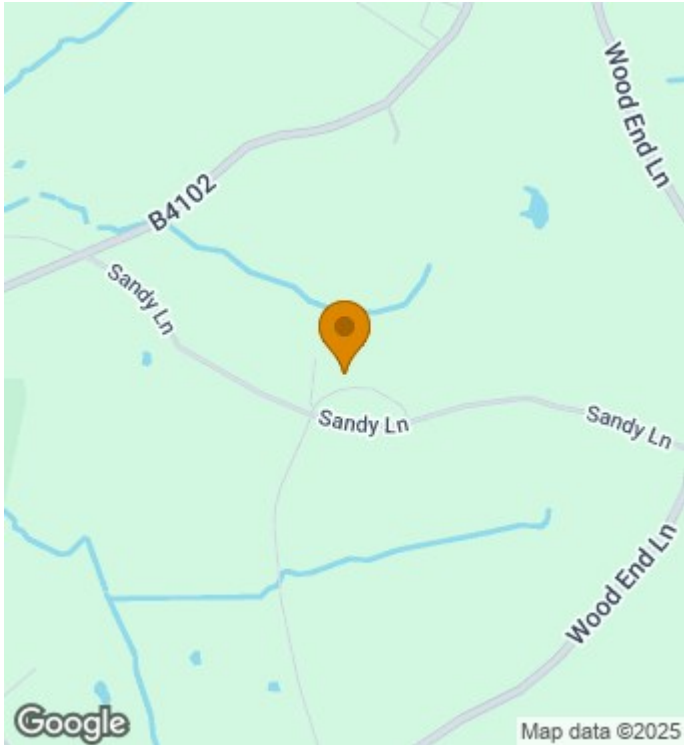
VIEWING HIGHLY  
RECOMMENDED

NO UPWARD CHAIN

Floor Plan



Location Map



Total area: 744.00 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.

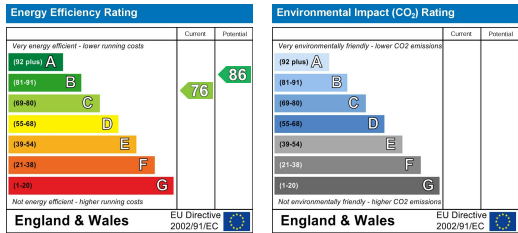
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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 you 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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