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Lonscale Drive
Styvechale Grange CV3 6NN

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Nestled in the sought-after area of Lonscale Drive, Styvechale Grange, this charming newly renovated detached bungalow presents a splendid opportunity for those seeking a comfortable and spacious home. Spanning an impressive 855 square feet, the property is set on a generous plot and falls within the highly regarded Finham School catchment area, making it an ideal choice for families.

Upon entering, you are welcomed by a storm porch leading into a bright entrance hallway. The bungalow boasts two well-proportioned double bedrooms, one of which features built-in wardrobes, providing ample storage space. The fitted kitchen is functional with an under the counter integrated fridge, separate freezer, a Zanussi fan oven with a gas hob and a extractor hood over. The spacious lounge is complete with a feature modern electric fireplace with light and oak surround, offers a delightful view of the rear garden, creating a perfect setting for relaxation and entertaining.

The family bathroom completes the internal layout, ensuring all essential amenities are conveniently located. Outside, the property features a paved driveway that accommodates several vehicles, enhancing accessibility. The rear garden is a true highlight, being generously sized, fully enclosed, and predominantly laid to lawn, adorned with mature shrubs and trees that provide a sense of privacy and tranquillity. Additionally, a single garage with an up-and-over door adds further convenience.

This bungalow has been cherished over the years and is ready for its new owners to make it their own. A viewing is highly recommended to fully appreciate the charm and potential this delightful home has to offer.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Storm Porch

Entrance Hallway

Lounge

5.16m x 3.43m

Kitchen

3.58m x 2.90m

W/C

Bedroom One

3.63m x 3.48m

Bedroom Two

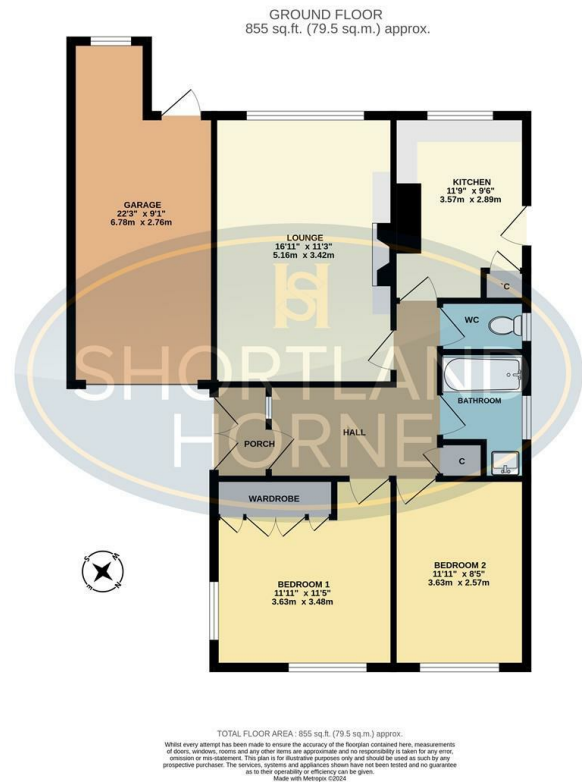
3.63m x 2.57m

Bathroom

Garage

6.78m x 2.77m

Floor Plan



Total area: 855.00 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.

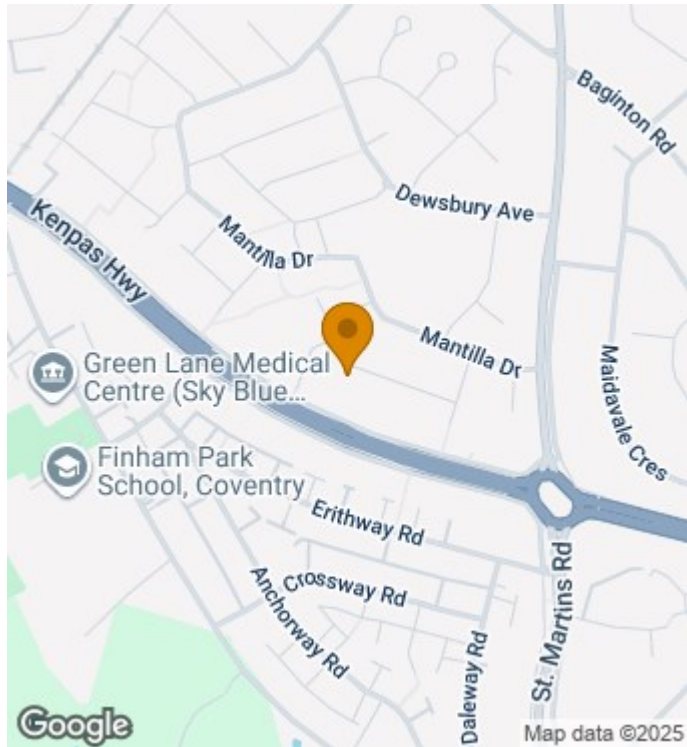
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

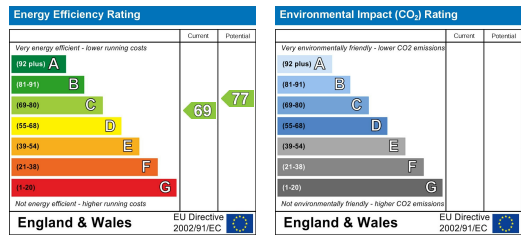
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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