

Mark
Webster
estate agents



The Common
Grendon
£420,000

*** A GREAT SPOT & AN EXCELLENT PLOT ***. Mark Webster estate agents are delighted to be able to offer for sale this charming traditional detached home located on this desirable road in this ever popular village. The property has been extended to the rear and is beautifully presented throughout.

ENTRANCE HALL

Having a double glazed composite side entrance door, stairs leading off to the first floor landing, double panelled radiator, LVT flooring, door to a useful under stairs storage cupboard and further doors leading off to...

SHOWER ROOM

4' 8" x 5' 10" (1.42m x 1.78m)

Opaque double glazed window to side aspect, low level WC, wash basin with vanity unit, mixer bar shower with glass shower cubical, stainless steel towel radiator, tiled floor and tiled walls.

REAR RECEPTION ROOM

19' 9" x 11' 10" maximum (6.02m x 3.61m)

Double glazed French doors leading out to the rear garden, two panel radiators and LVT flooring.

BREAKFAST KITCHEN

11' 9" x 13' 9" maximum (3.58m x 4.19m)

Recessed ceiling LED down lighters, double glazed windows to side aspects, tall panel radiator, tiled effect laminated flooring, wide range of white gloss style base and eye level units, decorative cornice surround, square edge work surfaces with matching up stands, inset Bosch double oven, inset induction hob and extractor hood over, space for fridge freezer, sink unit with drainer, integrated dishwasher, appliance space, folding door to a useful storage cupboard, oak veneer glazed French doors to the front reception room.

FRONT RECEPTION ROOM

11' 10" x 14' 3" into bay window (3.61m x 4.34m)

Double glazed bay window to front aspect and two tall panel radiators.

FIRST FLOOR LANDING

Double panelled radiator, two double glazed windows to side aspect, access to the roof storage space, door to the airing cupboard, coving to ceiling cornices, door to a small storage cupboard and further doors leading off to...

BEDROOM ONE

12' 0" x 11' 10" (3.66m x 3.61m)

Double glazed window to front aspect, coving to ceiling cornices and single panelled radiator.



BEDROOM TWO

11' 9" x 9' 9" to built in wardrobes (3.58m x 2.97m)

Double glazed French doors and matching side panels leading out to flat roof space, double panelled radiator and two built in double wardrobes and draw unit.

BEDROOM THREE

11' 8" x 8' 5" maximum (3.56m x 2.57m)

Coving to ceiling cornices, single panelled radiator and double glazed window to side aspect.

BATHROOM

7' 8" x 5' 4" (2.34m x 1.63m)

Opaque double glazed window to side aspect, stainless steel towel radiator, low level WC, wash basin with vanity unit, panelled bath with Triton electric shower over, shower screen and tiled walls and flooring.

TO THE EXTERIOR

The property stands in good sized gardens with a long driveway providing ample off road parking with side gated access leading to the rear garden. The rear garden is of a good sized having a variety of plants and shrubs, trees, lawn, a glazed terrace, patio areas and a timber outdoor BBQ kitchen perfect for entertaining guests in the summer months.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



131 Long Street
Atherstone, Warwickshire
CV9 1AD

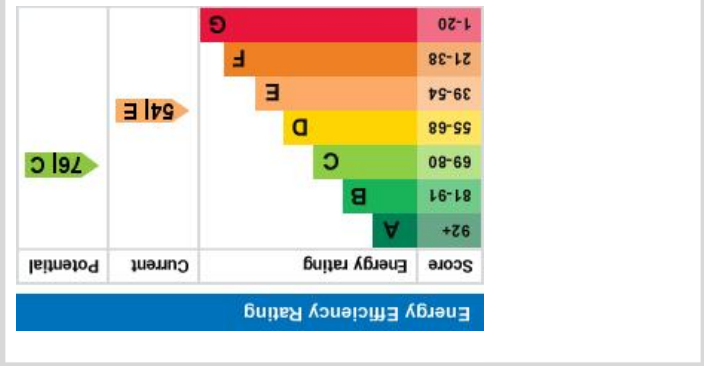
www.markwebsterandco.co.uk
01827 720 777

Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR: 605 sq ft (60.6 sq m.) approx. 1ST FLOOR: 570 sq ft (52.9 sq m.) approx.

When viewing this plan to ensure the accuracy of the footprint, consider the measurement of doors, windows, columns and any other items are approximate and responsibility is taken by any agent. The plan is for illustrative purposes only and should be used as a guide only. As to their quality of energy is given. Made with AutoCAD 2014



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