

**Mark
Webster**
estate agents



Boot Hill
Grendon
£369,950

*** THIS IS REALLY IMPRESSIVE! CONSIDERABLY IMPROVED THROUGHOUT
***. Beautifully extended 4-bed semi in Grendon with stunning open-plan kitchen/family space, spacious lounge, loft conversion, utility, landscaped garden, garage & driveway. Perfect family home in a sought-after village. Viewing is essential.

Introducing this exceptional and thoughtfully extended four-bedroom semi-detached family home situated in the desirable village of Grendon. This beautiful property has been carefully upgraded and enhanced throughout, offering an impressive balance of modern style, generous proportions, and versatile spaces, making it ideal for families searching for their "forever home."

As you arrive, you are welcomed by a wide frontage with a smartly finished driveway that provides ample off-road parking. The exterior hints at the generous accommodation within, with its stylish finish and inviting kerb appeal.

Step inside and you are greeted by a bright and welcoming entrance hallway, setting the tone for the rest of the home. To the front sits a spacious lounge, complete with a large front window that fills the room with natural light and provides a comfortable setting for relaxation. The neutral decor and feature wall create a homely yet contemporary feel, making it a perfect retreat for family evenings.

The true heart of the property is the spectacular open-plan kitchen, dining and family room positioned to the rear. This stunning space has been designed with both functionality and style in mind, featuring sleek cabinetry, integrated appliances, stylish work surfaces and attractive splash backs. The dining and family area is enhanced by a skylight and French doors that open directly onto the garden, seamlessly blending indoor and outdoor living. This space is perfect for entertaining friends, enjoying family meals, or simply relaxing in a bright, airy environment.

Practicality is also well catered for, with a large utility room providing additional storage and appliance space, along with a guest WC. The property also benefits from a garage, offering even more storage or potential for further conversion (subject to planning).

Upstairs, the first floor offers three well-proportioned bedrooms, each with its own character and flexibility for use as bedrooms, children's rooms, or a home office. The modern family bathroom has been fitted with a contemporary suite, including a stylish vanity unit, rainfall shower, and high-quality finishes throughout.

The second floor hosts a fantastic loft conversion, creating a superb fourth bedroom. This expansive space, with skylights and built-in storage/wardrobe, is perfect as a main bedroom, teenager's retreat, or a quiet home-working space.

The rear garden is beautifully landscaped and designed for enjoyment. A spacious patio area provides room for outdoor dining and entertaining, while the lawn offers plenty of space for children or pets. A timber covered area completes the setting, offering a tranquil spot to unwind. The property also benefits from delightful rear views.

Grendon is a highly regarded North Warwickshire village that combines the charm of countryside living with excellent local convenience. Nestled just a short distance from the bustling towns of Atherstone and Nuneaton, Grendon offers a range of local amenities including shops, a traditional pub and a nearby selection of well-regarded schools, making it an ideal location for families.

The village is surrounded by beautiful countryside, with plenty of walking routes and outdoor spaces for those who enjoy an active lifestyle. Despite its rural appeal, Grendon benefits from excellent transport connections. The A5, M42, and M6 are all easily accessible, providing direct routes to Birmingham, Coventry, Tamworth, and beyond. Rail links from nearby Atherstone and Nuneaton stations offer regular services to both Birmingham and London, ensuring this location is perfectly placed for commuters.



LOUNGE - 18' 6" x 10' 8" (5.64m x 3.25m)

KITCHEN AREA - 19' 5" x 7' 9" (5.92m x 2.36m)

DINING AREA - 17' 3" x 8' 8" (5.26m x 2.64m)

UTILITY ROOM - 12' 2" x 5' 4" (3.71m x 1.63m)

GUEST WC - 6' 1" x 2' 5" (1.85m x 0.74m)

BEDROOM ONE - 11' 1" x 8' 8" (3.38m x 2.64m)

BEDROOM TWO - 11' 4" x 9' 9" maximum (3.45m x 2.97m)

BEDROOM THREE - 10' 7" x 6' 9" maximum (3.23m x 2.06m)

BATHROOM - 8' 1" x 7' 0" maximum (2.46m x 2.13m)

SECOND FLOOR BEDROOM - 16' 7" x 16' 1" (5.05m x 4.9m)

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 C. (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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



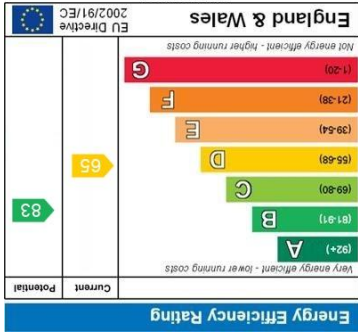
131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

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



Energy Performance Rating:



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

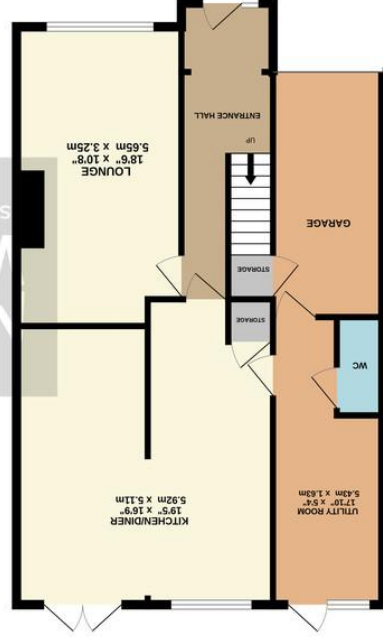
Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.



2ND FLOOR
283 sq. ft. (26.3 sq.m.) approx.



1ST FLOOR
419 sq. ft. (38.9 sq.m.) approx.



GROUND FLOOR
817 sq. ft. (75.9 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 floorplan ©2025

TOTAL FLOOR AREA: 1519 sq. ft. (141.1 sq.m.) approx.