



## Watling Street, Grendon, Atherstone CV9 2PE

Pointons Estate Agents welcome you to Watling Street, Grendon. This delightful detached house is a true gem waiting to be discovered. Built in the 1950s, this property exudes character and warmth, offering a perfect blend of traditional charm and modern comfort.

As you step inside, you are greeted by three inviting reception areas, ideal for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there is ample space for the whole family to unwind and make lasting memories. The property also boasts a well-appointed bathroom, ensuring convenience and comfort for all.

One of the standout features of this home is the ample parking space available for up to five vehicles, making it perfect for car enthusiasts or families with multiple vehicles. The extended layout of the house ensures privacy, as it is not overlooked, allowing you to enjoy peaceful moments in your own sanctuary.

In conclusion, a viewing of this property is highly recommended to fully appreciate the unique charm and potential it holds.

- EXTENDED DETACHED FAMILY HOME SET BACK IN POPULAR AREA
- ENTRANCE HALL,
- GAS CENTRAL HEATING & DOUBLE GLAZING
- BACKING ONTO FARM OUTBUILDINGS/STORAGE UNITS
- FOUR BEDROOMS, ONE WITH ENSUITE W.C., ONE WITH BALCONY
- THREE RECEPTION AREAS
- UTILITY WITH GUEST W.C.,
- RECENTLY RE-FITTED FOUR PIECE BATHROOM
- RECENTLY REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- VIEWING STRONGLY RECOMMENDED BY APPOINTMENT ONLY

**Asking Price £440,000**

### Entrance

Via double glazed door leading into

### Porchway

Stained glass feature archway to:

### Entrance Hall

Radiator, telephone point, dado rail and picture rail, wall light, coving to ceiling, stairs to first floor landing with spindles and under-stairs storage cupboard, doors to:

### Reception Room

13'11" x 12'2" (4.24m x 3.70m)

Bay window to front, living flame effect gas fire (not connected) set in Adam style surround and marble effect hearth, two radiators, coving to textured ceiling.

### Reception Room

12'8" x 11'0" (3.85m x 3.36m)

Radiator, coving to textured ceiling, archway to:

### Reception Room

9'3" x 12'1" (2.81m x 3.68m)

Double glazed window to side, double radiator, coving to ceiling, double glazed sliding patio door to garden.

### Kitchen Area

9'0" x 7'4" (2.75m x 2.24m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and stainless steel swan neck mixer tap, integrated dishwasher, eye level electric fan assisted double oven, five ring induction hob with extractor hood over, built-in microwave, radiator, Amtico flooring, ceiling spotlights, archway to:

### Breakfast Area

14'8" x 9'1" (4.48m x 2.76m)

Fitted with a matching range of base and eye level units with worktop space over, integrated wine fridge, radiator, Amtico flooring, double glazed French double doors to garden, opening to:

### Inner Hallway

Amtico flooring and ceiling spotlights, door to:

### Utility Room

5'10" x 6'1" (1.79m x 1.86m)

Fitted with a matching base and eye level units with worktop space over, plumbing for automatic washing machine, space for tumble dryer, obscure double glazed orial window to rear, obscure double glazed window to side, Amtico flooring also fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan.

### Landing

Double glazed window to rear, coving to textured ceiling, access to part boarded loft with ladder, doors to:

### Bedroom

11'5" x 9'2" (3.48m x 2.79m)

Double glazed window to front, fitted wardrobes with hanging rails and shelving, radiator, coving to ceiling, opening into:

### En-suite

Two piece suite comprising vanity wash hand basin with cupboard under and mixer tap and low-level WC, heated towel rail, obscure double glazed window to rear, fitted wardrobe with full-length mirrored sliding doors, hanging rail and shelving.



**Bedroom**

12'2" x 11'1" (3.72m x 3.38m)

Fitted wardrobe with hanging rail and shelving, radiator, coving to ceiling, double glazed French double doors to balcony

**Bedroom**

14'0" x 11'3" (4.26m x 3.44m)

Bow window to front, fitted wardrobe(s) with hanging rails and shelving, radiator, wooden laminate flooring, coving to ceiling.

**Bedroom**

6'8" x 7'6" (2.02m x 2.28m)

Double glazed window to front, fitted bedroom suite with a range of wardrobes with hanging rails, overhead storage and cupboard, radiator, coving to textured ceiling.

**Bathroom**

Recently refitted with four piece suite comprising deep panelled bath, vanity wash unit, shower enclosure and close coupled WC, heated towel rail, extractor fan, obscure double glazed window to side, wooden karndeian flooring.

**Garage**

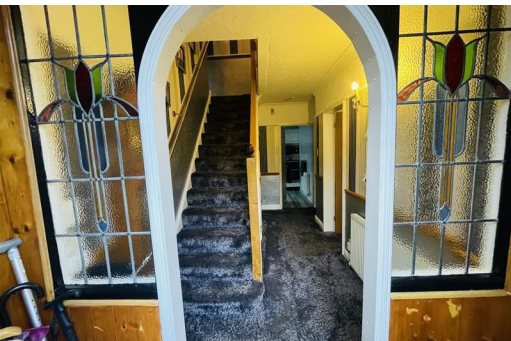
With personal door, power and light connected, up and over door.

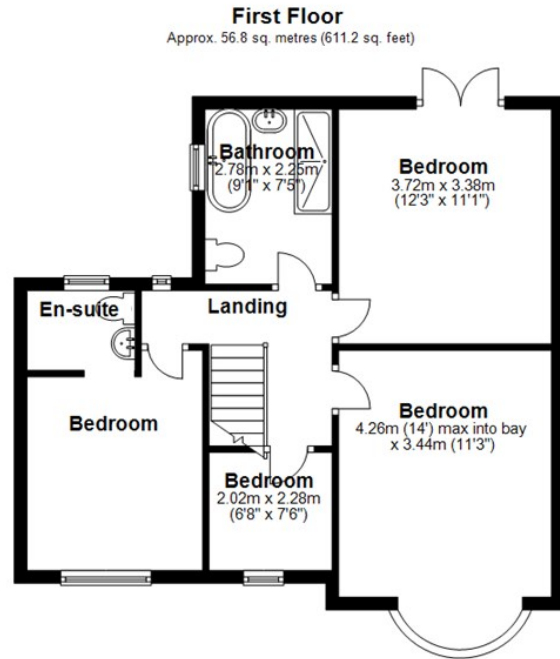
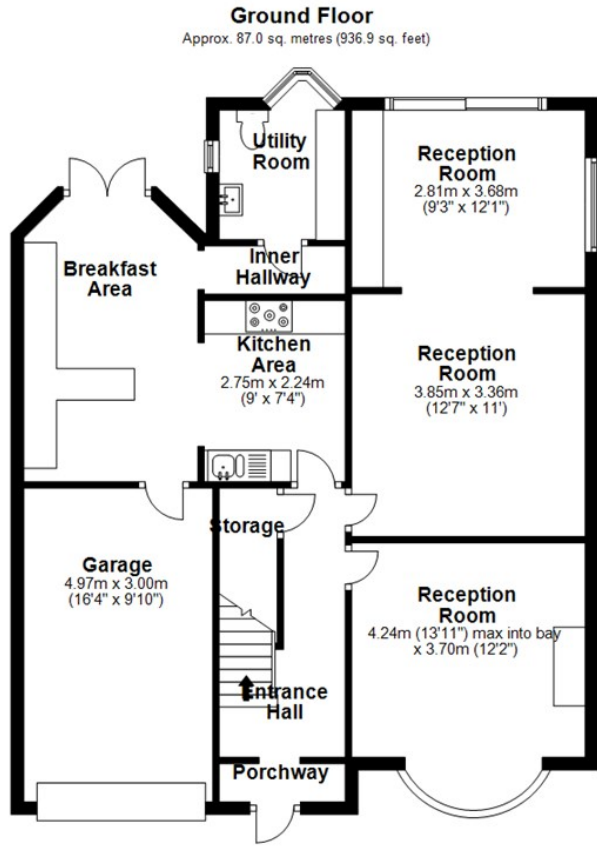
**Outside**

To the rear is an enclosed garden of easy maintenance backing onto farm / storage buildings, Resin patio area and path leading to the front where there is also a resin driveway providing parking for several cars and access to both garage and entrance, an easy maintenance garden area with some shrubbery areas.

**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax payable to North Warwickshire Borough Council band E





Total area: approx. 143.8 sq. metres (1548.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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