

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- DETACHED SPACIOUS BUNGALOW
- THREE GENEROUS BEDROOMS
- THREE RECEPTION ROOMS AND A CONSERVATORY
- FAMILY BATHROOM AND CLOAKROOM
- ATTRACTIVE AND MATURE REAR GARDEN
- GARAGE AND DRIVEWAY

Guide Price £625,000

Southam Lane

Southam

GL52 3NY

Southam Lane, Southam,

Located in the highly sought-after village of Southam, this spacious bungalow set back from the road has flexible accommodation to include three generous bedrooms, three reception rooms, and a conservatory.

Entrance: The well-designed layout of the property ensures convenience, with the hallway leading to the bedrooms, bathroom, kitchen, and reception rooms. This thoughtful design provides ample space to store coats and shoes, adding to the ease of living in this bungalow and making you feel right at home.

Living Areas: The bungalow boasts a welcoming sitting dining room, ideal for relaxation and entertaining. Large windows and double French doors flood the space with natural light and a view of the attractive rear garden, which creates an inviting atmosphere.

A second dining room opens to a conservatory offering triple aspects of the rear garden, and an office gives potential buyers an option to work from home or use as a hobby room.

Kitchen: It offers ample wall and base units with wood-effect counter space. Integrated appliances comprise a double oven, gas hob with extractor hood, and fridge-freezer with additional space for free-standing appliances.

Bedrooms: The property has three generously sized bedrooms, each designed with comfort in mind. These versatile spaces can easily accommodate a variety of furniture layouts and personal touches.

Bathroom: There is tiled flooring and walls with a three-piece white suite comprising a bath with a separate shower over, WC and sink

Cloakroom: Offers a WC and sink



Passionate About Property...

Outdoor Space: The property includes a well-maintained secluded, garden with mature shrubs and trees and a patio area, perfect for outdoor relaxation or entertaining guests.

Additional Benefits: A convenient single garage offers additional storage space, and a driveway gives ample space for multiple vehicles, enhancing the practicality of this charming bungalow. There is also double glazing and gas central heating throughout.

Tenure: Freehold
Council Tax Band: F

DRAFT DETAILS AWAITING VENDOR APPROVAL

All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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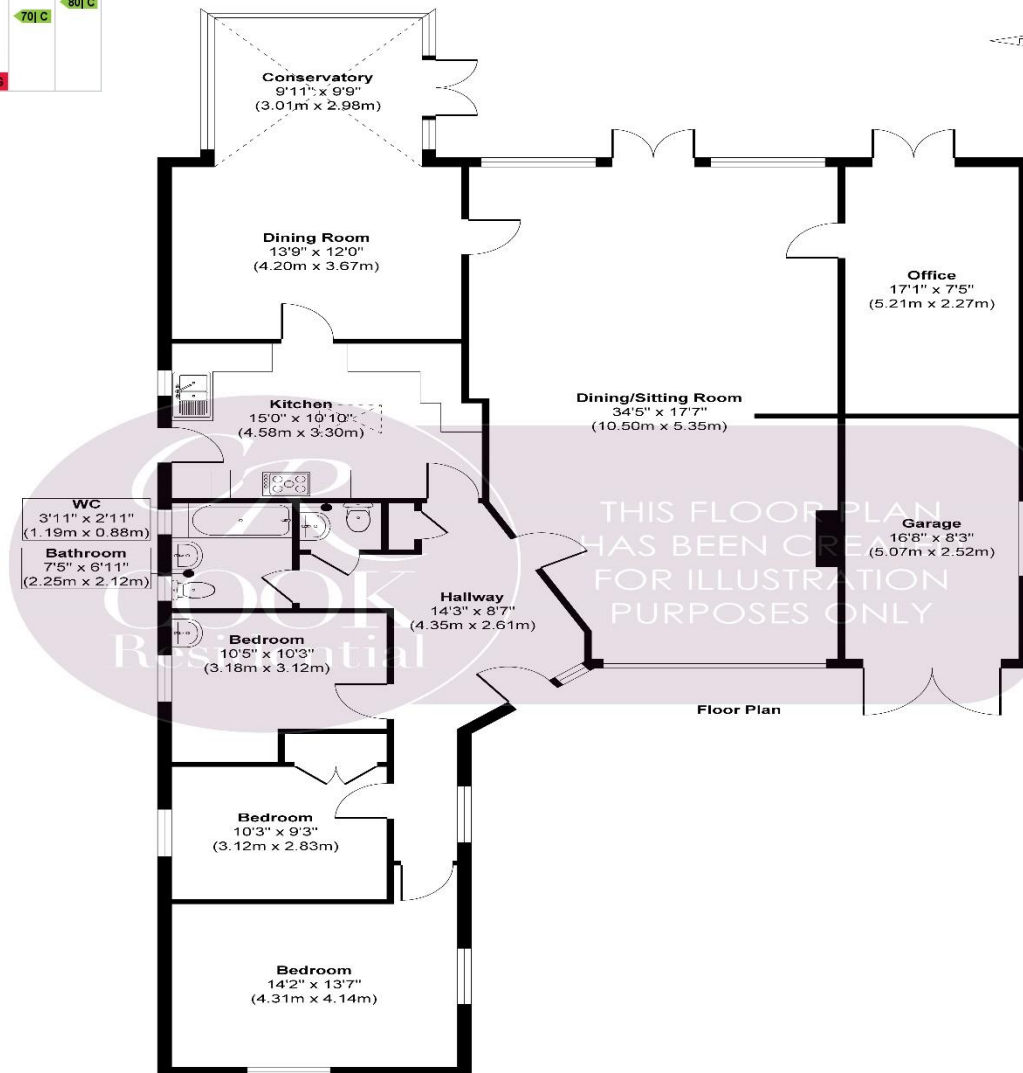
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 1893 sq. ft / 175.92 sq. m
Produced by Elements Property