



Park Piece, Kington

Offers Over **£275,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Park Piece

Kineton, Warwick

A three bedroom semi-detached home positioned in a desirable village location and benefiting from excellent local amenities within walking distance. Offered for sale with no onward chain and presenting an excellent opportunity for modernisation. This well-proportioned property offers fantastic scope for improvement and extension (subject to the necessary permissions), making it ideal for buyers looking to create a home to their own tastes, designs and requirements. The accommodation is arranged around a central hallway, with a spacious living room positioned to the front of the property which benefits from dual aspect windows, allowing natural light to flow through the room. To the rear, a separate dining room provides a great space for entertaining and links through to the kitchen. The kitchen offers plenty of workspace and storage, with integrated oven and electric hob. There is additional space for free standing appliances. From the kitchen, is a door which allows side access to the rear garden and an internal door to the garage.

To the first floor, there is a spacious landing which leads to the upstairs accommodation and provides storage with built in cupboard. The bedrooms consist of two double bedrooms with built in wardrobes and a larger principle bedroom which benefits from views over the rear garden. The three bedrooms are served by a family bathroom.





Externally, the property benefits from a large driveway providing off-street parking for at least three cars and leading to the integral garage. To the rear of the property, there is a generous south facing garden which enjoys plenty of sunlight throughout the day and offers an ideal space for outdoor dining, entertaining or further landscaping with an existing patio.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and Junior Schools, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdresser's and Barbers' Shop as well as an Optician, Vets, Florist, Post Office, Co-op Supermarket, Chemist with Pharmacy and a Home Furnishing Shop. The village also benefits from an award winning Chip Shop, Pizza Restaurant, Indian Restaurant, Garage themed Cafe and an Artisan Bakery. There is a Public House and a Village Hall with community library. There is a friendly community spirit within the village with a varied calendar of social events taking place.



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

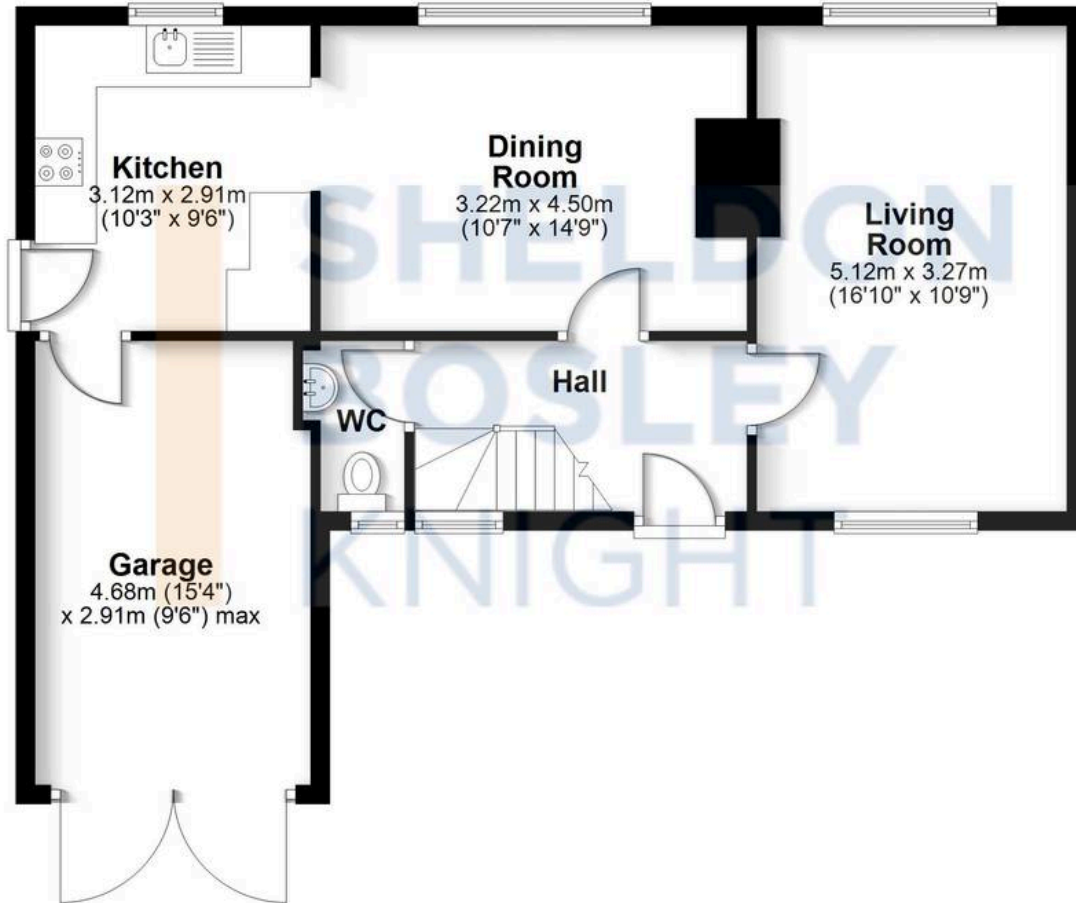
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



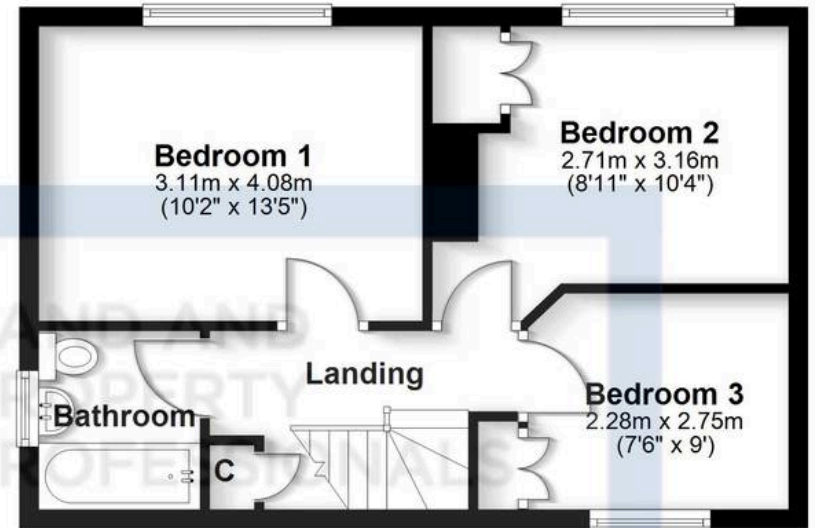
Ground Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 104.1 sq. metres (1120.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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