



**Connells**

Hutton Road  
Kineton WARWICK



# Hutton Road Kineton WARWICK CV35 0FE

for sale  
**£350,000**



## Property Description

Connells are pleased to be marketing this SEMI- DETACHED, THREE BEDROOM family home located in the village of Kineton. Comprising LOUNGE, modern, fully fitted kitchen/Dining Room, UTILITY area, ground floor Cloakroom, Family bathroom and En Suite.

CONTACT US NOW TO BOOK YOUR VIEWING!

## Introduction

The well established and lively village of Kineton is situated on the M40 corridor conveniently located for junction 12 at Gaydon, some four miles from the well established village of Wellesbourne, which lies five miles to the east of historic Stratford upon Avon and some six miles to the south of the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.

## Entrance Hallway

Double glazed door to the front, coretec flooring, radiator, stairs rising to the first floor and a door off to the lounge.

## Lounge

11' 9" x 16' 9" Into Bay ( 3.58m x 5.11m Into Bay )

Having double glazed bay window to the front and window to the side elevations, coretec

flooring, television point, two radiators and cupboard for storage with built in shoe shelves.

## Kitchen/Diner

12' x 12' 9" ( 3.66m x 3.89m )

Modern kitchen fitted with a range of wall and base mounted units with complimentary work surfaces over, composite one and a half bowl sink and drainer, double electric oven, electric hob with a cooker hood over, built in dishwasher and fridge freezer, radiator, coretec flooring, double glazed french doors to the rear elevation and archway to the utility area.

## Utility Area

3' 2" x 6' 5" ( 0.97m x 1.96m )

Having units and cupboards, space for washing machine and door to the cloakroom.

## Cloakroom

Having Wash hand basin and WC

## First Floor

## Landing

Having loft hatch providing access to the loft space and doors leading off to all rooms.

## Bedroom One

9' 1" x 9' 10" ( 2.77m x 3.00m )

Double glazed window to the rear elevation,

built in wardrobes, carpeted flooring, radiator, television point and door to the ensuite.

## En Suite

Being fully tiled to the walls, coretec flooring, low level WC, wash hand basin, large shower cubicle with shower, heated towel rail, shaver point, extractor fan and double glazed window to the rear elevation.

## Bedroom Two

8' 7" x 14' 5" into Bay ( 2.62m x 4.39m into Bay )

Double bay glazed window to the front elevation, carpeted flooring and radiator.

## Bedroom Three

6' 5" Max x 11' 7" ( 1.96m Max x 3.53m )

Double glazed window to the front elevation, coretec flooring, radiator and built in cupboard for storage.

## Bathroom

Comprising a low level WC, wash hand basin, bath with shower over, heated towel rail, coretec flooring, part tiled walls, shaver point, heated towel rail and double glazed window to the side elevation.

## Outside

## Rear Garden

The rear garden has a paved patio edging the house, a pathway leads to the gated side access, garage door and up to the raised decking which is ideal for entertaining. The rest of the garden is laid to lawn with a

planted border and shed. An easy to maintain and relaxing garden.

## Garage

Having an up and over action door, personnel door our to the garden power and light.

## Council Tax

Band D

## Viewings

By appointment only















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Bridge Street  
 WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103931](http://connells.co.uk/Property/WBE103931)**



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