



37 Lingfield Crescent, Stratford-upon-Avon, CV37 9LX

- Extensively re-modelled and improved
- Stunning views over Stratford Racecourse
- Partially converted garage to allow for storage to front
- Shower rooms to ground floor and top floor
- Popular Kings Acre development
- Accommodation over three floors
- Driveway



Offers In The Region Of £425,000

Having been extensively re-modelled and improved by the current owners, this three bedroom town house is presented to a high standard throughout, and benefits from extensive views over Stratford Racecourse. To the ground floor is a dining kitchen and shower room, to the first floor is a sitting room and bedroom three/study, and to the top floor are two double bedrooms and a wet room. On the popular Kings Acre Development, this property also offers parking for one car and a partially converted garage.

ACCOMMODATION

Entrance hall with door to under stairs storage cupboard. Dining Kitchen with matching wall, base and drawer units with granite work surface over and incorporating sink and granite drainer, integrated four ring induction hob with overhead extractor fan, integrated fridge freezer, dishwasher, washing machine, oven and microwave/grill, built in breakfast bar. The dining area has double doors to garden. Re-fitted Shower Room with wc, wash hand basin with storage under, walk in shower, heated towel rail, wall mounted medicine cabinet with built in "no touch" light.

First floor Landing. Sitting Room with Juliet balcony enjoying views over the racecourse. Bedroom Three/Study, previously the kitchen, this room is currently used as a study but still retains part of the kitchen including wall and base units, sink, under counter fridge and built in microwave, Juliet balcony.

Second floor Landing with airing cupboard housing hot water tank, loft access. Main Bedroom with built in wardrobes. Second Double Bedroom with Juliet balcony overlooking racecourse. Re-fitted Wet Room with walk in shower, wash hand basin with drawer units under, wc with concealed cistern, wall mounted heated towel rail, two medicine cabinets with "no touch" lighting.

Outside to the rear is a decked split level garden area with trellis fencing to allow full enjoyment of the views. To the front is a driveway for one car and a partially converted garage to allow storage (with the downstairs shower room having been built in to the rear).

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

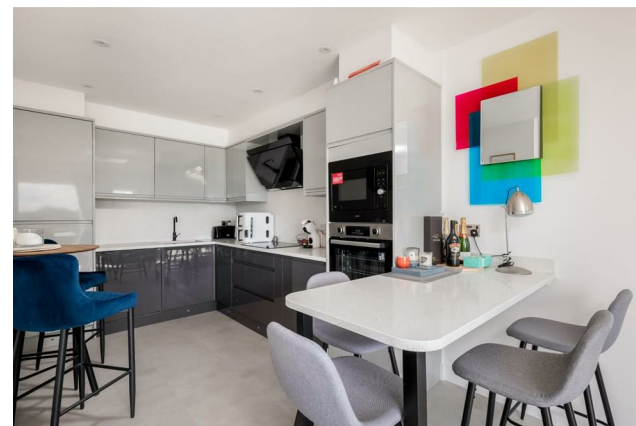
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

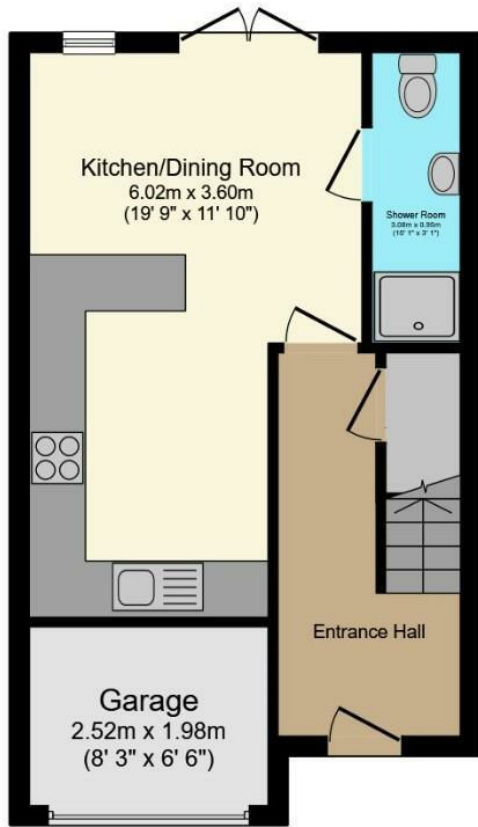
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

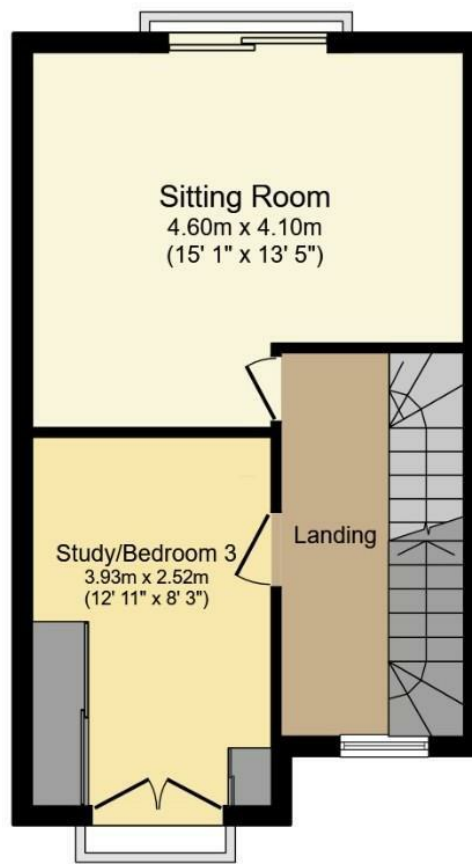
VIEWING: By Prior Appointment with the selling agent.



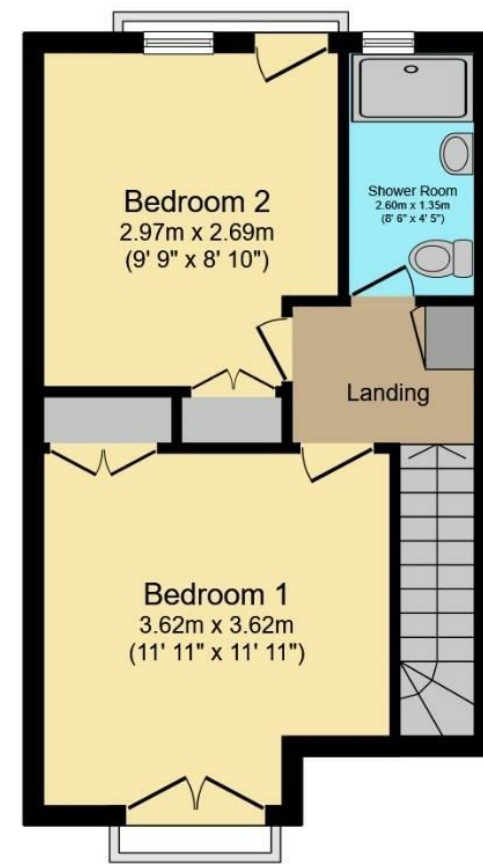
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Ground Floor
Floor area 35.4 sq.m. (381 sq.ft.)



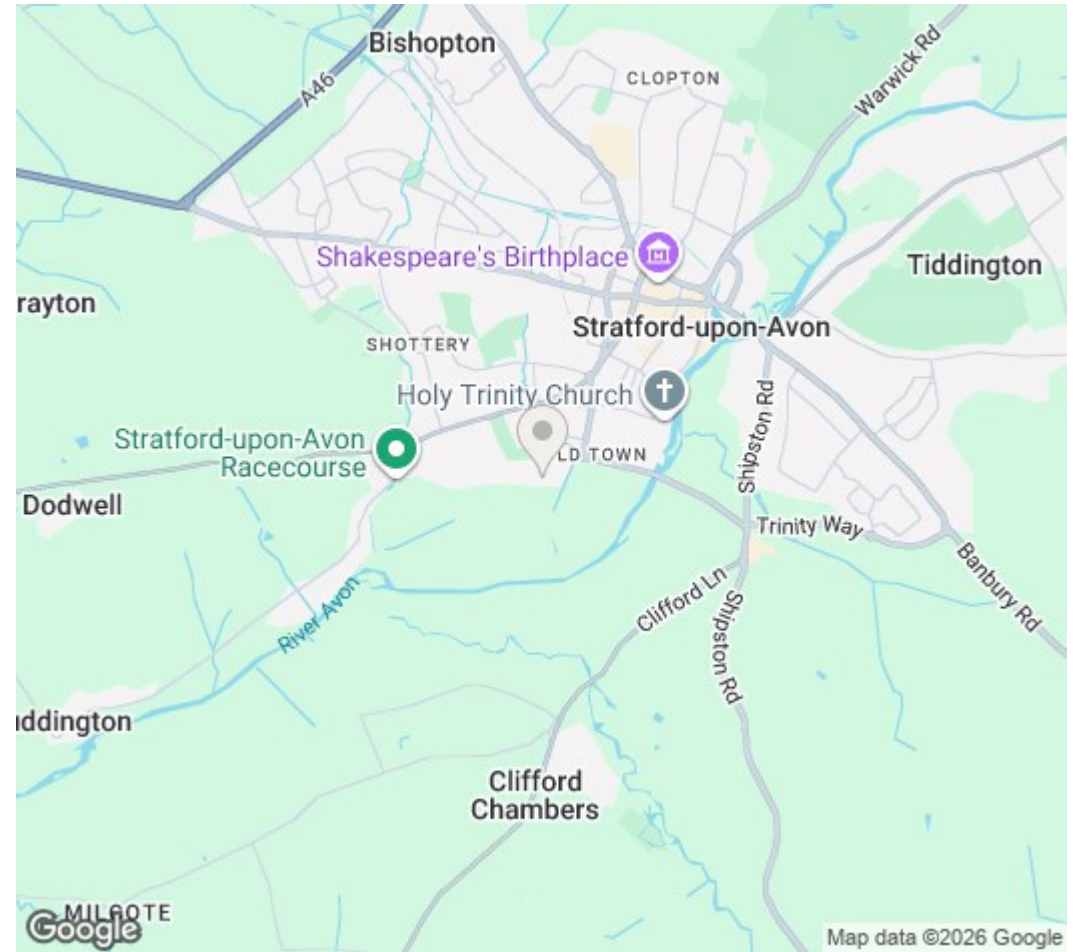
First Floor
Floor area 35.4 sq.m. (381 sq.ft.)



Second Floor
Floor area 35.4 sq.m. (381 sq.ft.)

Total floor area: 106.3 sq.m. (1,144 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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Peter Clarke

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