



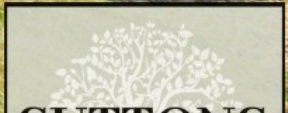
3

Bedrooms



2

Bathrooms





Suttons Estates are proud to offer for sale this charming and extended three-bedroom detached cottage, enjoying delightful views across open fields in the semi rural setting of Lentons Lane with a south facing garden. The property is ideally positioned for access to a wide range of local amenities and attractions, including The Old Crown public house, scenic canal-side walks, Hawkesbury Junction and The Greyhound at Sutton Stop. The area also offers convenient access to the M6 motorway, Bayton Road Industrial Estate, Foxford Community School and Grangehurst Primary School, together with local convenience stores for everyday essentials. Sunshine Cottage offers the perfect balance of countryside surroundings while remaining within easy reach of Coventry and the wider motorway network.

The accommodation briefly comprises an entrance hallway leading into a spacious extended lounge with a feature gas fireplace. The rear extension, completed in 2019, features an impressive lantern roof that floods the room with natural light. French doors open directly onto the rear garden and provide beautiful views across the adjoining fields. There is also a separate dining room with a characterful wood-burning stove, creating a warm and welcoming space for entertaining. Just off the dining room is a cosy snug or home office, offering a versatile area to suit a variety of needs. The modern Howdens kitchen was installed in 2018 and features a breakfast bar, integrated oven and gas hob. The room enjoys an abundance of natural light and provides ample storage and worktop space. A useful storage cupboard houses the meters and consumer unit. Leading from the kitchen is a practical utility room with space for white goods, which in turn provides access to a convenient ground-floor WC.

To the first floor are three well-proportioned bedrooms, comprising two double bedrooms and a spacious single bedroom. The principal bedroom benefits from dual-aspect windows to the front and rear, offering lovely views across the surrounding fields, together with a built-in storage cupboard. The second bedroom is also a generous double, while the third bedroom enjoys dual-aspect windows, creating a bright and welcoming space that would be equally suitable as a bedroom or home office. The fully tiled family bathroom was installed in 2018 and is fitted with a modern suite, including a shower over the bath.

Outside, the property benefits from a lawned front garden and a driveway providing off-road parking for two vehicles. Gated side access leads to a workshop and additional side garden. To the rear is a delightful south-facing garden, predominantly laid to lawn with a paved patio area located just off the kitchen. This provides the perfect setting for outdoor dining, entertaining or simply enjoying the open countryside views.

Appropriately named Sunshine Cottage, this wonderful home is filled with natural light and offers spacious, versatile accommodation in a peaceful yet convenient location. Early viewing is highly recommended.

Good to know:

Property built in 1930's.

Not listed.

Boiler - located in the kitchen. Brand: Worcester Bosch. Age 2013. To be serviced July 2026.

Double glazing and gas central heating throughout.

Rear Garden - South facing.

Loft - access via the landing, no ladder, part boarded with lighting.

Council Tax Band : D

EPC Rating: D.

Internal area - 951 sq ft / 88.2 sq m

Vendors position: Actively searching.

Bathroom and Kitchen replaced in 2018.

Lounge extension completed in 2019.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area^m
951 ft²
88.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Aldermans Green, CV2

