



GORSE LEA
SOUTHAM, CV47 0LG

£285,000



GORSE LEA

- 3 Bedroom Dormer

Bungalow • Conservatory • Separate Dining Room • Substantial Rear Garden • Great Versatility • Driveway Parking • Versatile Garage • Close To Amenities • Good Road

Links



Located on a highly desirable cul-de-sac on the outskirts of the charming market town of Southam, this impressive three-bedroom dormer bungalow provides spacious and flexible living throughout.

Ground Floor:

-The property is accessed via a spacious and versatile garage, currently utilised for storage and housing white goods. The garage is fitted with both electrics and plumbing, and also benefits from a rear door providing access to the garden. This flexible space offers excellent potential and provides access to the rest of the accommodation.

-The lounge is positioned at the front of the property and is flooded with natural light from a charming bow window. This inviting space provides the perfect setting to relax in the evening and is further enhanced by double doors leading through to the dining room.

-The kitchen is positioned towards the rear of the property and is fitted with a range of wall and base units. It features a Rangemaster-style oven and offers ample under-counter space for white goods. The kitchen seamlessly flows through to a separate dining room, providing the perfect space for family dining and entertaining guests.

-The dining room conveniently provides access via sliding patio doors to the conservatory, offering the perfect spot to enjoy views of the rear garden. This space also benefits from double doors leading directly out to the garden.

-Also located on the ground floor is bedroom three, a spacious double with a fitted storage cupboard.

-The bathroom is conveniently located close to bedroom three and is fitted with a white tiled suite, comprising a bath with

shower over, hand basin, and WC.

First Floor:

-The main bedroom is a generously sized double room, complete with fitted storage and access to eaves storage. Bedroom two is also a well-proportioned double room, benefiting from further access to eaves storage.

-The main bedroom and bedroom two also benefit from a Jack and Jill WC.

Garden, Exterior and Further Property Information:

-To the rear, the home is blessed with a generous enclosed garden, predominantly laid to lawn and complemented by a patio seating area, pond, and well-established borders.

-Further benefits include driveway parking, gas central heating, and double glazing throughout. Set within the beautiful South Warwickshire countryside, yet close to a wealth of amenities, this delightful home offers an ideal blend of rural charm and community living.

Important Property Information:

Tenure: Freehold

EPC: D

Local Authority: Stratford On Avon District Council

Council Tax Band: C



GORSE LEA



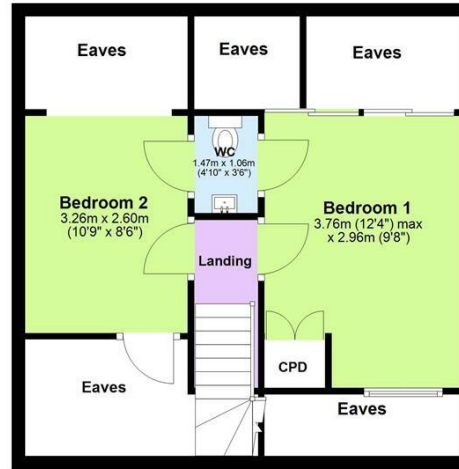
Ground Floor

Approx. 74.3 sq. metres (800.1 sq. feet)



First Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



Total area: approx. 119.2 sq. metres (1282.9 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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