



Connells

Lime Grove
Bishops Itchington Southam

Lime Grove Bishops Itchington Southam CV47 2WH

for sale offers over
£260,000



Property Description

Connells are delighted to bring to market this immaculately presented and generously sized TWO BEDROOM SEMI-DETACHED house ideally situated on the popular Modern Development In the sought-after village of BISHOPS ITCHINGTON.

The property itself briefly comprises a downstairs W/C, entrance hall, modern kitchen, bright lounge/dining room with a large storage cupboard, landing, TWO DOUBLE BEDROOMS, family bathroom, PRIVATE REAR GARDEN with a shed for storage and DRIVEWAY with parking for 2.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick, where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, with easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.

Bishops Itchington has a thriving social and community spirit and offers a Co-op, newsagents, a post office, a village shop, a doctor's surgery, a pub, a social club, a fish and chip takeaway, a hairdressers, St Michael's Church, Ladybirds Preschool, Bishops Itchington Primary School, recreational facilities and a community/youth centre. There is also the Bishop's Itchington Memorial Hall and the Blue Butterfly

Community Cafe, which operates from the community centre.

Approach

Situated close to a nature reserve in the very popular village of Bishops Itchington, with a paved footpath leading to an open-canopy porch and front door with side access to the rear garden via a gate. Driveway parking for two cars directly in front of the property.

Entrance Hall

Downstairs toilet: door to the front aspect, stairs rising to the first floor, radiator, and laminate flooring with a door leading to the kitchen, living/dining room and downstairs toilet.

Downstairs W/C

Obscured double-glazed window to the side aspect, hand sink basin and toilet, radiator and laminate flooring;

Kitchen

The kitchen is fitted with a range of wall and base units with surfaces over, incorporating a one-and-a-half-bowl sink with drainer unit, an integrated electric oven, a fridge-freezer and a washer/dryer. Overhead extractor fan, double-glazed window to the front aspect with laminate flooring.

Lounge/Diner

living room/dining area comprises double-glazed doors leading to the rear garden. The room is fully carpeted with 2 radiators and a large under-the-stairs cupboard.

Landing

The landing is fully carpeted with a double glazed window to side aspect with doors leading to all rooms and bathroom.

Bedroom One

hatch access.

Bedroom one is fully carpeted, has two sets of double-glazed windows to the front, a storage cupboard above the stairs, a radiator and a loft.

Bedroom Two

Bedroom two is fully carpeted, with two double-glazed windows to the rear and a radiator with an independent bedroom thermostat.

Bathroom

The bathroom is partially tiled with a shower over the bath with a glass screen, toilet, wash hand basin, extractor fan and a heated towel rail.

Rear Garden

This well-presented rear garden is not overlooked due to high fences. The garden has two levels with a slab patio area with a stoned border around and an area with artificial grass leading to a shed and seating area on stones and composite decking. There are concrete stairs leading down to a slab walkway and access to the rear gate leading back around to the front of the property.

Parking

Two car spaces on a private driveway located at the front of the property.

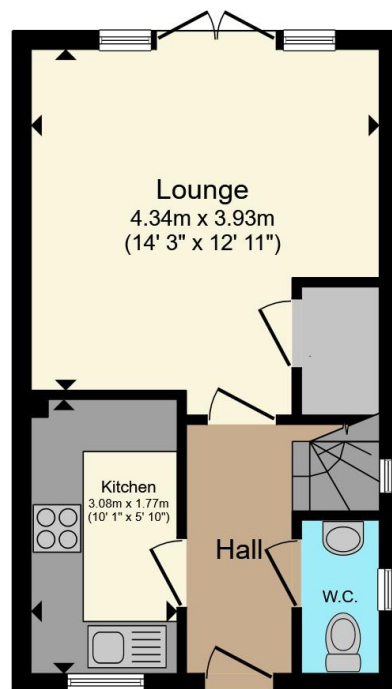
Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

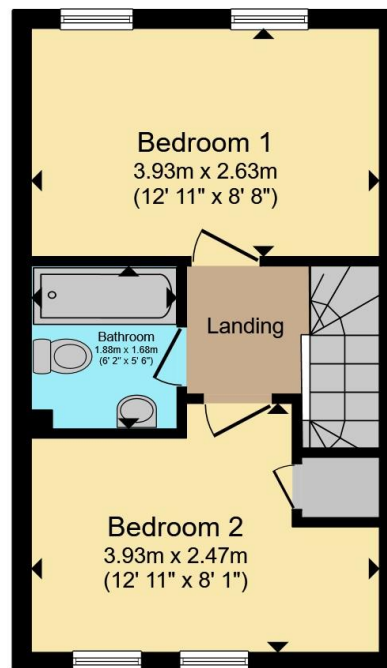








Ground Floor



First Floor

Total floor area 57.4 m² (618 sq.ft.) approx

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.propertybox.io

Connells

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84 Coventry Street
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STH105217



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