



**SHORLAND
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Howes Lane
CV3 6PJ

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Nestled in the charming area of Finham, 24 Howes Lane presents an exceptional opportunity to acquire a larger than average semi-detached bungalow. This delightful property is situated on a corner plot, offering a spacious garden that is perfect for outdoor relaxation and entertaining.

Upon entering, you will be greeted by a generous lounge that provides a warm and inviting atmosphere, ideal for both family gatherings and quiet evenings. The bungalow boasts two well-proportioned double bedrooms, ensuring ample space for rest and relaxation. Additionally, there is a second sitting room that can serve as a versatile space, whether for a study, playroom, or additional living area.

The modern bathroom is thoughtfully designed, providing a comfortable and stylish space for your daily routines. For those who value convenience, the property includes a single garage and off-road parking, making it easy to accommodate vehicles and guests.

This semi-detached bungalow is not only a wonderful home but also a fantastic investment in a sought-after location. With its spacious layout and attractive features, it





Custom text box





Dimensions

GROUND FLOOR

Storm Porch

Entrance Hallway

Bedroom One

3.61m x 3.56m

Bedroom Two

4.29m x 3.05m

Lounge/Dining Room

5.59m x 4.95m

Kitchen

3.61m x 3.05m

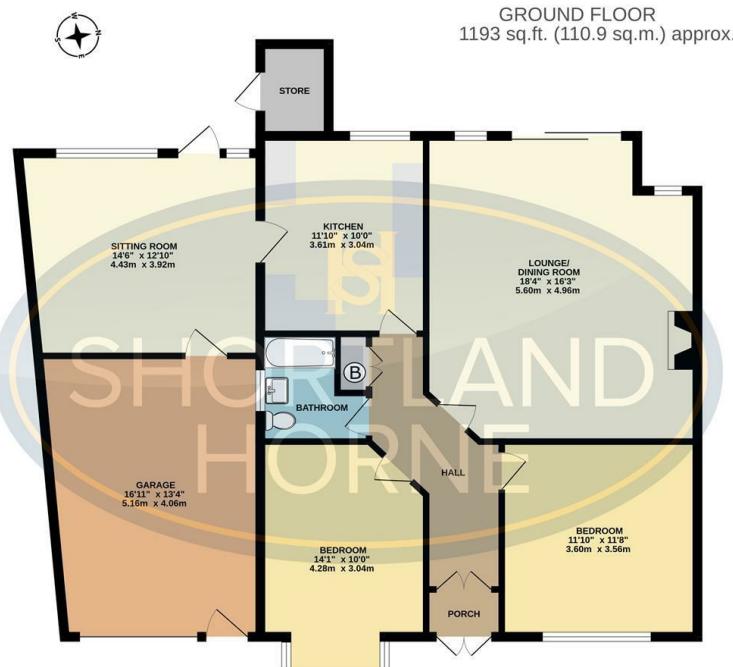
Sitting Room

4.42m x 3.91m

Garage

5.16m x 4.06m

Floor Plan



GROUND FLOOR
1193 sq.ft. (110.9 sq.m.) approx.

TOTAL FLOOR AREA: 1193 sq ft (110.9 sq.m.) approx
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers are advised to make their own measurements and to rely on their own professional advice. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order is given.
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Total area: 1193.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

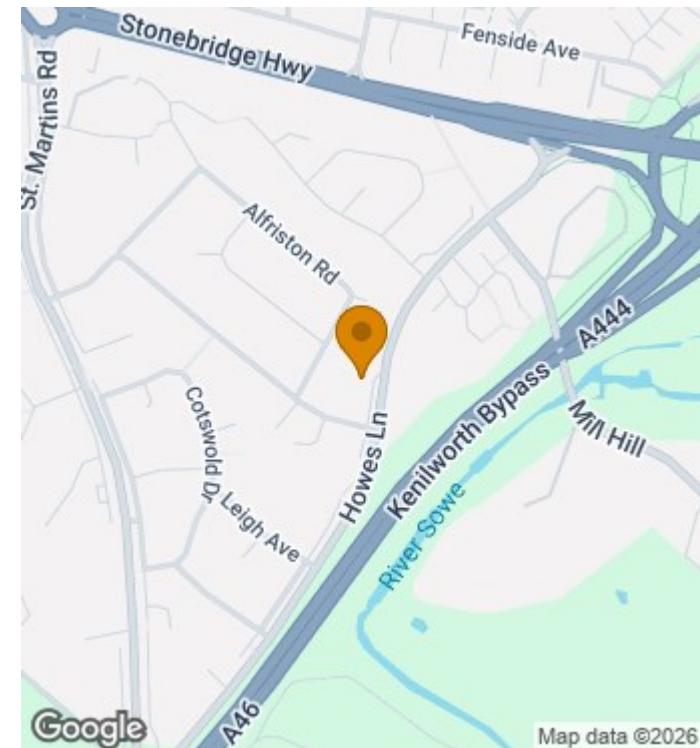
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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