

3 Old School Lane, Lighthorne, Warwick, CV35 0AX

- Three bedroom semi-detached house
- Village location
- Open plan living-kitchen-diner
- Generous enclosed rear garden
- Attractive front garden with gravelled parking area and EV charger
- Family bathroom
- Garden office with power
- Store area to the side
- Planning permission for double story extension
- EPC rating E

3 1 1

£375,000

GROUND FLOOR
The property is entered via a front door into a welcoming porch featuring windows to both the front and side aspects, which leads through to the entrance hallway. The hallway benefits from a useful understairs storage cupboard, wall mounted radiator, stairs rising to the first floor and a window overlooking the front aspect.
Door leading to the impressive open-plan living, kitchen and dining area provides a versatile and spacious environment. The kitchen is fitted with a range of wall and base units, offering ample storage and worktop space alongside designated spaces for a fridge freezer, dishwasher and washing machine. Further features include a cooker, five-ring gas hob with extractor hood above, two windows to the front aspect, a vertical radiator and a wall mounted boiler.
The dining and living area offers plenty of room for both relaxation and entertaining, with space for a dining table, a feature log burner, built in shelving and storage, and a window overlooking the rear. Bi-fold doors provide an attractive connection to the impressive rear garden, allowing plenty of natural light into the space.
Accessed from the kitchen is a separate store room, offering excellent potential to be converted into a useful utility room. The space benefits from two obscured windows to the front aspect, a side access door and a further door leading directly out to the rear garden.

FIRST FLOOR
Stairs rise to the first floor landing, which benefits from a window to the front aspect, an obscured window to the side and a wall mounted radiator. The first floor landing has already been reconfigured to allow for a two story extension. The primary bedroom is a well proportioned room featuring a window overlooking the rear garden, a wall mounted radiator and an attractive feature wall with decorative wooden panelling. Bedroom two also enjoys a rear facing window and wall mounted radiator, whilst bedroom three benefits from a front facing window, wall mounted radiator and a useful over stairs storage cupboard. The family bathroom is fitted with a modern white suite comprising a wc, wash hand basin with vanity unit and a P shaped bath with shower over. Additional features include underfloor heating, a heated towel rail and an obscured window to the front aspect.

OUTSIDE
Enclosed by timber fencing a generous rear garden, two power points, with spacious patio area and the remaining laid to lawn. The vendor has advised that the rear garden benefits from a southerly aspect. An impressive garden office with power and windows overlooking the garden. Sheds and gated side access.
The front of the property is mainly laid to lawn with a path leading to the parking. Additional power point and outside tap.

PARKING
Gravelled area allowing for off road parking for at least two cars with EV charger and further power socket.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

PLANNING APPLICATION: 16/01324/FUL. For a two story side extension: to include downstairs wc and utility area and upstairs to create additional bedroom and en-suite.

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

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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Nov26) | Minimum Mobile Coverage: 72% Vodafone (Checked on Ofcom Nov26)

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

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

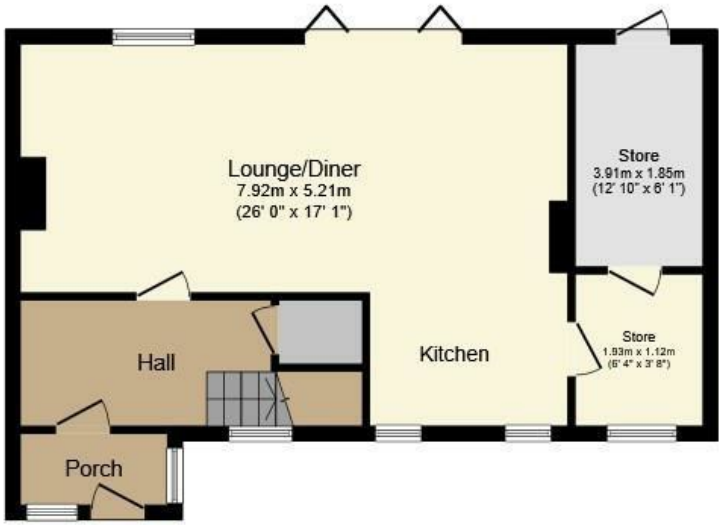
VIEWING: By Prior Appointment with the selling agent.



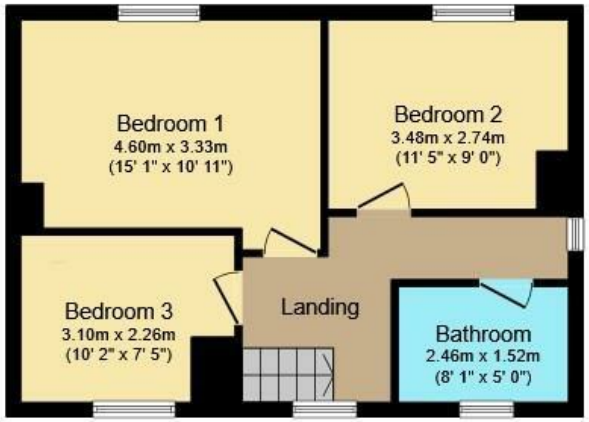




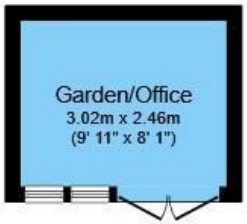
Lighthorne, Warwick



Ground Floor



First Floor



Outbuilding

Total floor area: 108.2 sq.m. (1,164 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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