



Connells

Keytes Lane
Barford Warwick

Keytes Lane Barford Warwick CV35 8EP

for sale offers in the region of
£650,000



Property Description

A unique family home offering versatile living, a driveway for two vehicles and a garage with power and light. Keytes Lane is ideally located within the desirable village of Barford, Warwick, and has easy access to shops, amenities, good schooling and travel links.. This property is being sold with no onward chain.

The property welcomes you in through the large porch / conservatory area with plenty of space for furniture - an ideal additional seating area. There is a light and airy dining room / reception room that steps down into lounge with gorgeous views of the rear garden. There is a good size kitchen with a door leading out to the lean-to, the garage and rear garden can be accessed from here.

There are three good size bedrooms and a family bathroom. Bedroom one benefits from its own en-suite whilst bedroom two admires the stunning views of the River Avon and bedroom three comes with mirrored wardrobes.

The beautiful rear garden offers plenty of space for outdoor relaxation and entertainment. There is a wealth of vibrant greenery and stunning views of the River Avon, offering a picturesque and peaceful setting.

The Location

Keytes Lane has easy access to local shops, amenities and is close to the local park. Barford is a desirable village, about three miles south of Warwick. The river Avon runs through the village, there is a local village shop, Saxon church, and lots of community spirit.

The village is perfect for commuters, conveniently situated for both Warwick and Stratford upon Avon. The M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London Marylebone and Birmingham Moor Street along the Chiltern Line. The property is also a short drive to Warwick hospital, perfect for health care professionals looking for a short commute.

Keytes Lane is a short 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick town offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Entrance Porch / Conservatory

14' 6" x 8' 3" (4.42m x 2.51m)

French doors to front and carpeted flooring.

Entrance Hall

Large storage cupboard and carpeted flooring.

Dining Room / Reception Room

14' 10" x 13' 1" (4.52m x 3.99m)

Carpeted flooring and steps leading down to the lounge.

Lounge

18' 9" x 11' 11" (5.71m x 3.63m)

Windows to rear with lovely views, door to storage space, fireplace and carpeted flooring.

Kitchen

13' 6" x 12' 2" (4.11m x 3.71m)

Fitted with a range of wall and base units with work surface over, built in Bosch double oven, space for dishwasher and fridge. Spotlights, boiler, tiled to splashback and flooring, and storage cupboard housing hot water tank.

Lean To

Front and rear access, tiled flooring and door to garage.

Landing

Large storage cupboard and carpeted flooring.

Bedroom One

12' 10" x 9' 7" and recess (3.91m x 2.92m and recess)

Window to front and one large window to side and carpeted flooring.

En-Suite

Wash hand basin with storage, WC, shower and tiled to splashback.

Bedroom Two

12' 4" x 11' 10" (3.76m x 3.61m)

Steps down into own floor, window with views of the garden and river and carpeted flooring.

Bedroom Three

9' 2" x 6' (2.79m x 1.83m)

Window to side, carpeted flooring and mirrored wardrobes.

Family Bathroom

A fully tiles bathroom with a window to side, double shower, WC, wash hand basin with storage and chrome towel rail.

Loft Space

Boarded with ladder and light.

Rear Garden

Mainly laid to lawn with mature trees, plants and shrubs. Feature lake / river and patio space.

Garage

14' x 9' 3" (4.27m x 2.82m)

Meter, fuse boards, space for washer dryer, up and over door with power and light.

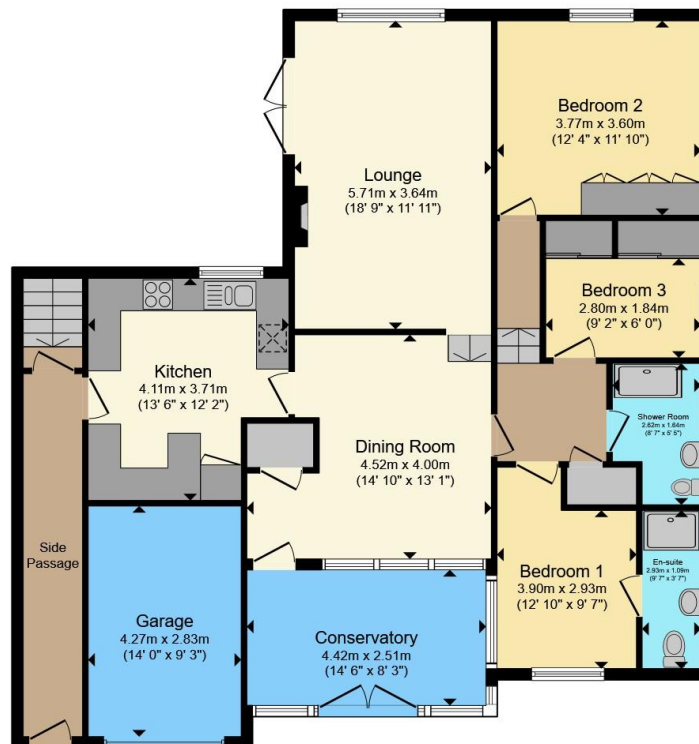
Parking

Driveway to the front for two vehicles.









Total floor area 134.4 m² (1,446 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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14 High Street
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EPC Rating: Council Tax
Awaited Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107671



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