



Connells

Castle Lane
Warwick

Castle Lane Warwick CV34 4BU

for sale offers over
£525,000



Property Description

An exceptional grade II listed family home retaining a wealth of character, this home exudes charm at every turn. This stunning home is perfectly situated in the desirable location of Warwick town centre with access to all its shops, amenities, coffee shops, restaurants and more. There is permit parking available.

This gorgeous home welcomes you in through the entrance hall with the stylish lounge on the right, and the spacious dining room to the left - perfect for hosting family meals. There is a guest cloakroom next to the kitchen, with doors leading out into the delightful courtyard.

On the first floor there are two light and airy double bedrooms and the family bathroom, with a further two double bedrooms on the top floor. There is also a basement below on the ground floor with built in laundry facilities which is perfect as an additional snug, playroom or home office - offering versatility.

Planning permission for a master bedroom and dressing room ensuite, a further first floor ensuite bathroom and a kitchen / diner conversion on the ground floor.

Entrance Hall

Carpeted flooring.

Cloakroom

Skylight, wash hand basin with storage, WC, tiled flooring and Worcester boiler.

Lounge

15' 3" x 12' (4.65m x 3.66m)

Two windows to side, fireplace and carpeted flooring.

Dining Room

14' 6" x 11' 8" (4.42m x 3.56m)

Window to front, store cupboard, exposed beams and carpeted flooring.

Open Utility / Basement Room

14' 4" x 10' (4.37m x 3.05m)

Fitted with a range of wall and base units with work surface over, sink, built in washing machine, space for tumble dryer and laminate flooring.

Kitchen

9' 2" x 7' 6" (2.79m x 2.29m)

Fitted with a range of wall and base units with work surface over, space for fridge freezer, dishwasher and cooker. Tiled flooring, spotlights and patio doors to rear.

Landing

Store cupboard and carpeted flooring.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

Window to front, sink, loft hatch and original beams.

Bedroom Two

12' 4" x 8' 2" (3.76m x 2.49m)

Two windows to front and carpeted flooring.

Bedroom Three

11' 10" x 8' 6" (3.61m x 2.59m)

Window to side with Castle views, wardrobe, original beams, large storage cupboard.

Bedroom Four

13' x 10' (3.96m x 3.05m)

Window to side with castle views, sink, wardrobes, storage cupboard, loft hatch and carpeted flooring.

Family Bathroom

Rainfall shower over bath, window with views of the castle, wash hand basin with storage and WC.

Courtyard

Well presented, private walled courtyard.

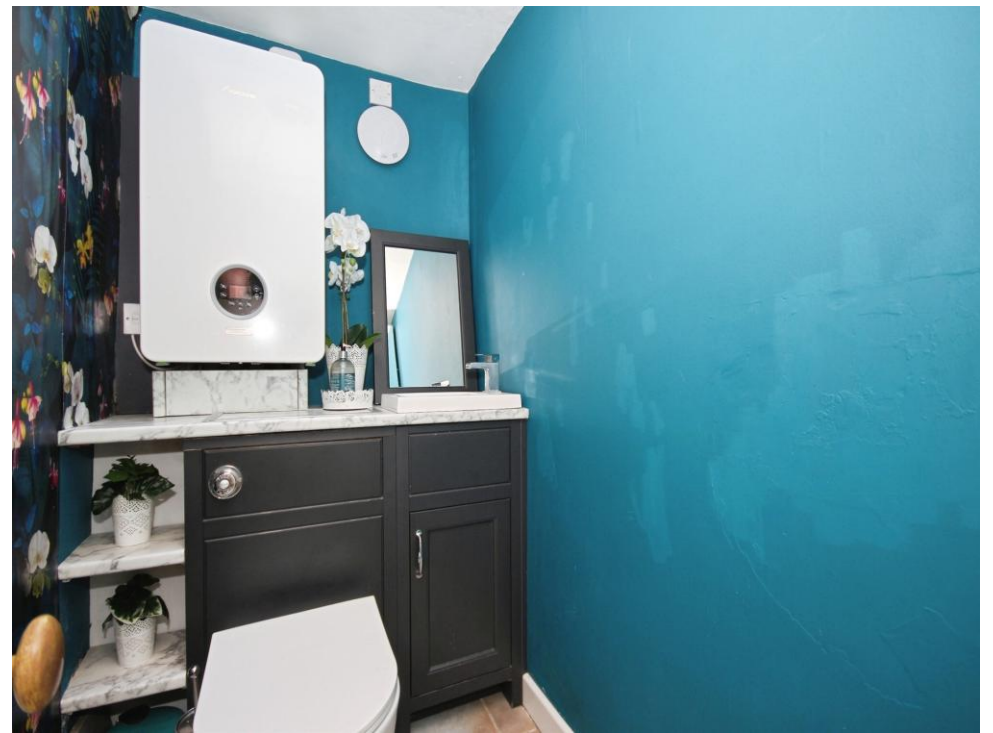
Parking

On street permit parking.

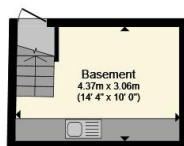
Buyers Aml Fee

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.

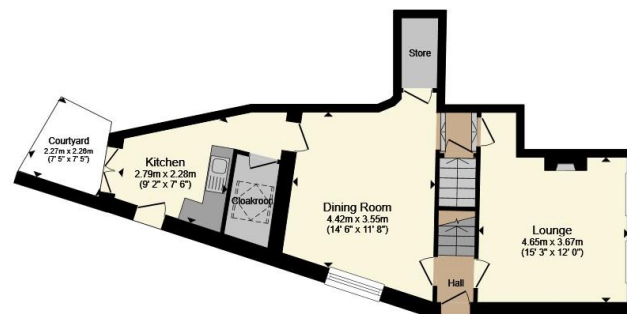




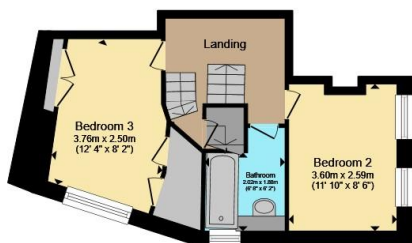




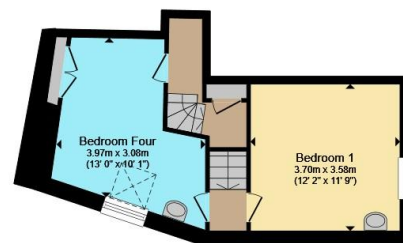
Basement



Ground Floor



First Floor



Second Floor

Total floor area 151.2 m² (1,628 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

To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: Exempt
Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107637



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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