



Connells

Sycamore Grove
Southam



Property Description

Connells are delighted to bring to market this immaculately presented 5-BEDROOM DETACHED PROPERTY. Ideally situated within the sought after market town of Southam. The property briefly comprises of ground floor with; entrance hallway, lounge with separate dining room, kitchen/dining, snug, utility and guest cloakroom. To the first floor there are FIVE WELL-PROPORTIONED BEDROOMS, en-suite to master bedroom and the family bathroom.

Externally the property benefits from a PRIVATE REAR GARDEN, DRIVEWAY parking and TWO GARAGES side by side.

Benefitting from solar panels which are owned outright by the current owners.

The well regarded historic market town of Southam offers rural community living with the advantages of amenities, popular primary schools and the well renowned Southam College. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1 and is ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London in under 50 minutes.

Approach

Well-maintained front garden being mainly laid to lawn with planted shrubs. With a tarmac driveway to the front providing off road parking for several cars.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and understairs storage. Having ceiling spotlights, a radiator and doors to the lounge and kitchen/diner.

Lounge

11' 1" x 17' 1" (3.38m x 5.21m)

Generous, light and airy bay-fronted lounge, featuring a log burner, fitted wall lights and a radiator. With a door leading to the dining room.

Dining Room

8' 1" x 11' 1" (2.46m x 3.38m)

Having fitted wall lights, a radiator and access to the snug.

Snug

9' 10" x 11' 1" (3.00m x 3.38m)

With fitted wall lights and sliding patio doors leading to the garden.

Kitchen/Diner

17' 10" x 11' (5.44m x 3.35m)

Fitted with a range of wall and base units with complementary quartz work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated dishwasher, whilst providing space for a Range cooker. Comprising tiled flooring, two double glazed windows to rear aspect, an archway to the utility and a door to the inner hallway.

Utility

5' 10" x 8' 1" (1.78m x 2.46m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for a washing machine and space for an American style fridge/freezer and having tiled flooring, a double glazed window to rear elevation and a door leading to the garden.

Inner Hallway

With doors to the downstairs cloakroom and the integral garage.

Downstairs Cloakroom

Fitted with a wash hand basin, a low level W/C, a radiator and a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway. There is an airing cupboard with shelving over the hot water tank, access to the loft and doors to all bedrooms and the family bathroom.

Master Bedroom

13' 1" x 9' (3.99m x 2.74m)

Good size double bedroom consisting of ceiling light, a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Three piece suite, fitted with a wash hand basin, shower cubicle and low level W/C. Having wood effect vinyl flooring, a radiator and a double glazed window to rear elevation.

Bedroom Two

11' 1" x 11' 11" (3.38m x 3.63m)

Double bedroom benefitting from built-in wardrobes, vanity unit and drawers, a radiator and a double glazed window to front elevation.

Bedroom Three

9' x 10' 1" (2.74m x 3.07m)

Double bedroom with ceiling light, a radiator and a double glazed window to front elevation.

Bedroom Four

7' 10" x 10' 1" (2.39m x 3.07m)

Double bedroom having a built-in wardrobe, ceiling light, laminate flooring, a radiator and a

double glazed window to front elevation.

Bedroom Five

8' 10" x 8' 1" (2.69m x 2.46m)

Currently used as a study with built-in cupboards, filing unit and bookcase. Having laminate flooring, ceiling light, a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite, fitted with a wash hand basin, bath with shower over and low level W/C. Having fully tiled walls, a radiator and a double glazed window to rear elevation.

Rear Garden

Beautifully maintained private garden being mainly laid to lawn with a patio area and a wooden shed.

Studio

8' 1" x 8' 1" (2.46m x 2.46m)

Having power and light, heater, wooden flooring and windows to front and side elevation.

Garage 1

16' 10" x 9' (5.13m x 2.74m)

Having power and light with an up and over door. Housing the central heating boiler (fitted in 2022) and providing space for a tumble dryer.

Garage 2

7' 1" x 16' 11" (2.16m x 5.16m)

Having Power, light and an up and over door.

Agent's Note

The property benefits from solar panels which are owned outright by the current seller. The panels are used for water only.









Ground Floor



First Floor

Total floor area 176.1 m² (1,896 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

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EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

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Property Ref: STH105127 - 0003