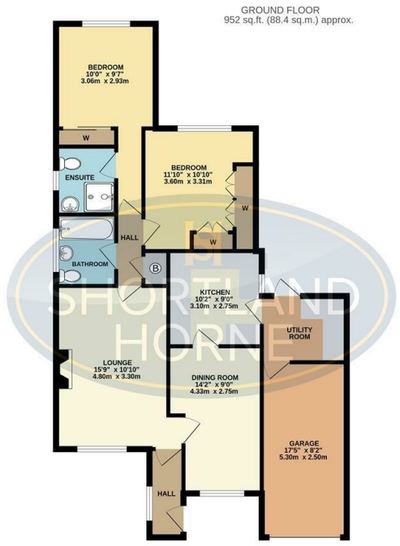
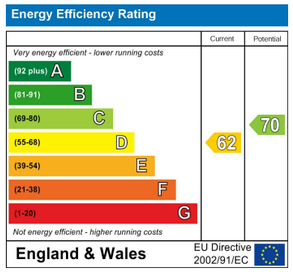
Floor Plan



EPC



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 Criminal 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 practices 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.

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Other branches:
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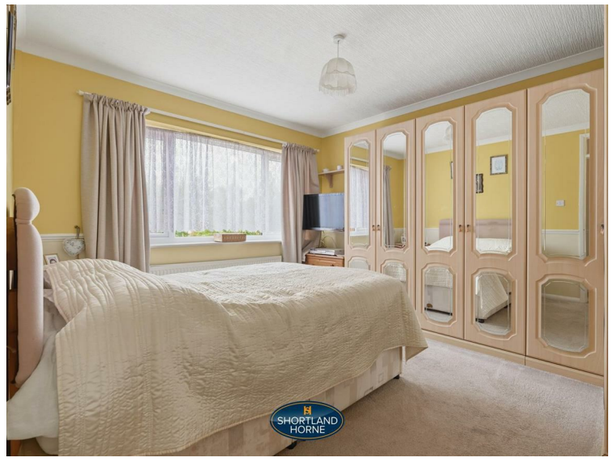
SHORTLAND HORNE

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Princethorpe Way

Binley CV3 2QA











£270,000

Bedrooms 2
Bathrooms 2

Step inside this extended two bedroom detached bungalow on Princethorpe Way in Binley and it feels like the kind of home that quietly whispers stay a while. it has that rare blend of calm neighbourhood living with everything you need just a short hop away. The current owners have loved it for twenty seven years, and it shows in the way every corner feels cared for, practical and easy to live in. There is a gentle brightness that follows you through the day thanks to excellent natural light, giving each room a fresh, welcoming feel that makes even the ordinary moments feel a little softer.

Stepping inside, the first impression is one of light and ease. Natural daylight flows through the home beautifully, giving every space a bright, airy feel that lifts the mood as you move from room to room. The entrance hall provides a simple, welcoming introduction before leading you into a lounge that feels made for unwinding. It is the kind of space where evenings naturally slow down, where shoes come off, shoulders drop and the outside world feels a little further away. Just beyond, the dining room offers a flexible and inviting setting, equally suited to shared meals, long conversations, or even a relaxed work from home setup that doesn't feel restrictive.

The kitchen sits at the heart of the practical side of the home, fitted with a built in electric oven and gas hob. It is not trying to be showy, instead it is honest and functional, giving you everything you need to cook with ease while also offering the opportunity to make it your own over time. A useful utility room adds real day to day convenience, linking the house neatly to the garage and providing direct access out to the garden, making everything feel connected and easy to manage.

Upstairs, the sense of calm continues. The main bedroom is a comfortable retreat with space for a double bed and wardrobes, offering a restful place to switch off at the end of the day. The second bedroom is also a generous double, complete with a small built in wardrobe and the added benefit of its own en suite shower room, giving it a slightly private, almost self contained feel that is ideal for guests, older children or simply a bit of extra flexibility. The family bathroom is fresh and well kept, finished with tiled walls and a white three piece suite with shower over the bath, offering a simple and relaxing space that works perfectly for everyday life.

Outside, the rear garden feels like a gentle escape. A patio sits just outside the back door, ideal for morning coffee or a quiet evening sit, before the space opens out into a lush lawn surrounded by mature borders that bring colour, texture and a sense of privacy as the seasons change. To the front, a block paved driveway provides easy off road parking alongside a neat lawned garden that adds to the home's welcoming feel.

With new windows installed in 2021, a well cared for interior throughout, and a location close to the A46, Warwickshire Retail Park, Alan Higgs Leisure Centre, the hospital and Asda Whitley, this is a home that balances peace and practicality with real ease. It is the sort of place that quietly fits into your life and somehow feels like it has always been there.





INTERNAL	
Hall	
Lounge	15'9 x 10'10
Dining Room	14'2 x 9'
Kitchen	10'2 x 9'
Utility Room	
Bedroom 1	11'10 x 10'10
Bedroom 2	10' x 9'7
En-Suite	
Bathroom	
OUTSIDE	
Integral Garage	17'5 x 8'2
Rear Garden	
Driveway	