



Lakin Drive, Bishops Itchington, CV47

£340,000

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- 3 Bedrooms
- Good Sized Driveway
- Neatly Presented Garden
- Shaker Style Kitchen
- Light & Bright Dining Room
- Sizable Sitting Room
- Master With Fitted Wardrobes
- Newly Fitted Bathroom

COME AND VIEW THIS IMMACULATE 3 BEDROOM HOME IN THE POPULAR VILLAGE OF BISHOPS ITCHINGTON. IT BENEFITS FROM A SPACIOUS SITTING ROOM AND A CHARMING KITCHEN WHICH IS OPEN TO THE LIGHT & AIRY DINING ROOM. COME AND SEE FOR YOURSELF. Located in the heart of the village, just moments from the village store & cafe, school, public house and recreational ground. Perfectly placed for an active family. The property comprises DRIVEWAY, entrance hall leading to the spacious SITTING ROOM, then onto the shaker style kitchen which is open to the light & bright DINING ROOM. Upstairs there are 3 BEDROOMS, with the MASTER benefitting from FITTED WARDROBES, there is also a NEWLY FITTED BATHROOM and some lovely COUNTRYSIDE VIEWS. Outside the rear GARDEN is neatly presented providing a peaceful space to unwind in. BOOK YOUR VIEWING on this modern and stylish property today!





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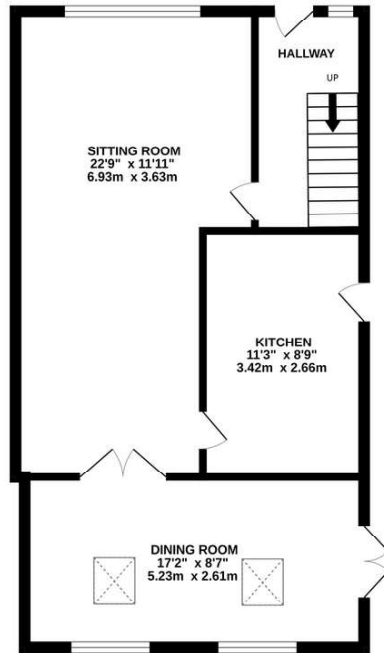
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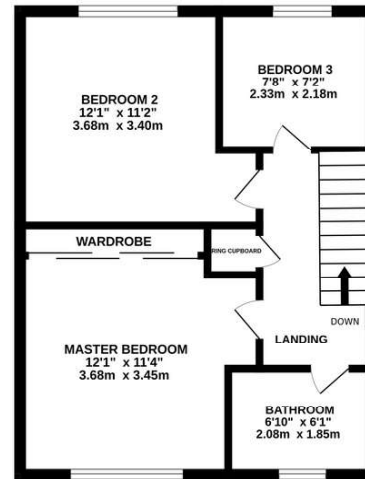
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GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
	89	91		86	90
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

