



Peter Clarke

IN ASSOCIATION WITH

Winkworth

9 Morgan Close, Norton Lindsey, Warwick, Warwickshire, CV35 8JF

- Shared Ownership house
- Well presented
- Living - dining area
- Conservatory
- Kitchen
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating D
- 56.92% Share



£159,376

SHARED OWNERSHIP HOUSE Situated in the desirable village of Norton Lindsey, this well presented two bedroom property offers comfortable and well proportioned accommodation throughout. The home features a bright living-dining room leading into a conservatory with direct access to the rear garden, a fitted kitchen, two bedrooms and a bathroom. Externally, the property benefits from attractive front and rear gardens and convenient off road parking.

ACCOMMODATION

Front door into entrance hallway with wall mounted heater and stairs rising to the first floor accommodation. Into the open plan living area which is a well proportioned reception room with two wall mounted heaters, large storage cupboard and double doors leading to the conservatory. The kitchen which is fitted with a range of wall and base units incorporating a stainless steel sink and drainer and window overlooking the garden. Integrated oven and grill, induction hob and extractor fan, space for fridge-freezer and washing machine. Upstairs the first floor landing provides access to the loft space. Bedroom one offers window to front aspect, wall mounted heater and door to the airing cupboard with hot water tank and shelving. Bedroom two with wall mounted heater and window to rear aspect. The bathroom is fitted with a suite comprising bath with shower attachment, wc and wash hand basin, heated towel rail and obscured window to rear aspect.

OUTSIDE

The rear garden is mainly laid to lawn and enjoys two patio seating areas, mature borders stocked with a variety of shrubs and trees, together with a garden shed. A gates provides access to front garden and driveway. To the front of the property is a lawned garden. A driveway provides off road parking for multiple cars.

GENERAL INFORMATION

TENURE: The property is understood to be Leasehold. This should be checked by your solicitor before exchange of contracts. The property is offered with a 56.92% share.

AGENT DECLARATION: In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that the property is owned by an employee of Peter Clarke Winkworth. If any further information is required, please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.

CHARGES: £159.58 a month for the rent, service charge and buildings insurance.

SERVICES: We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric heating to radiators. Broadband: Superfast available and Minimum Mobile phone coverage: 67% O2 (checked with Ofcom June 2026.)

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

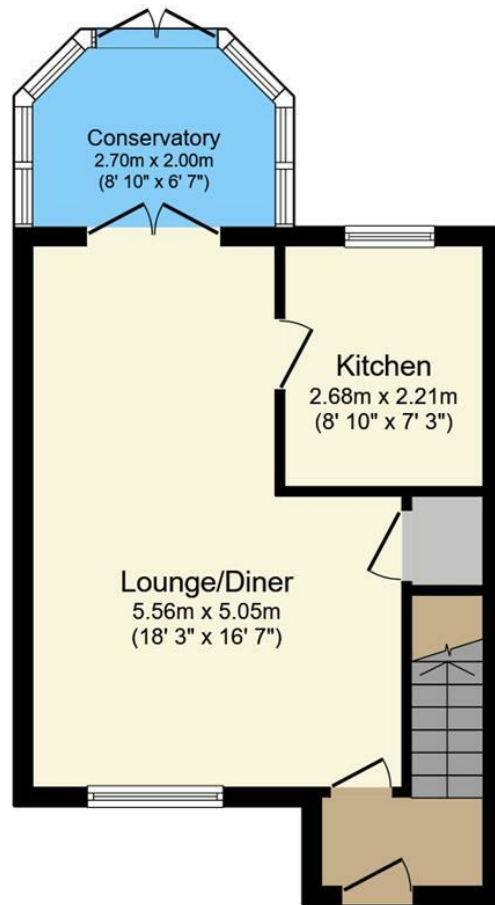
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

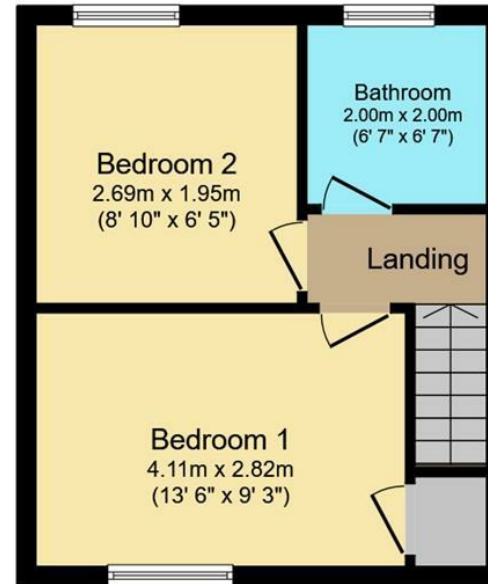
VIEWING: By Prior Appointment with the selling agent.



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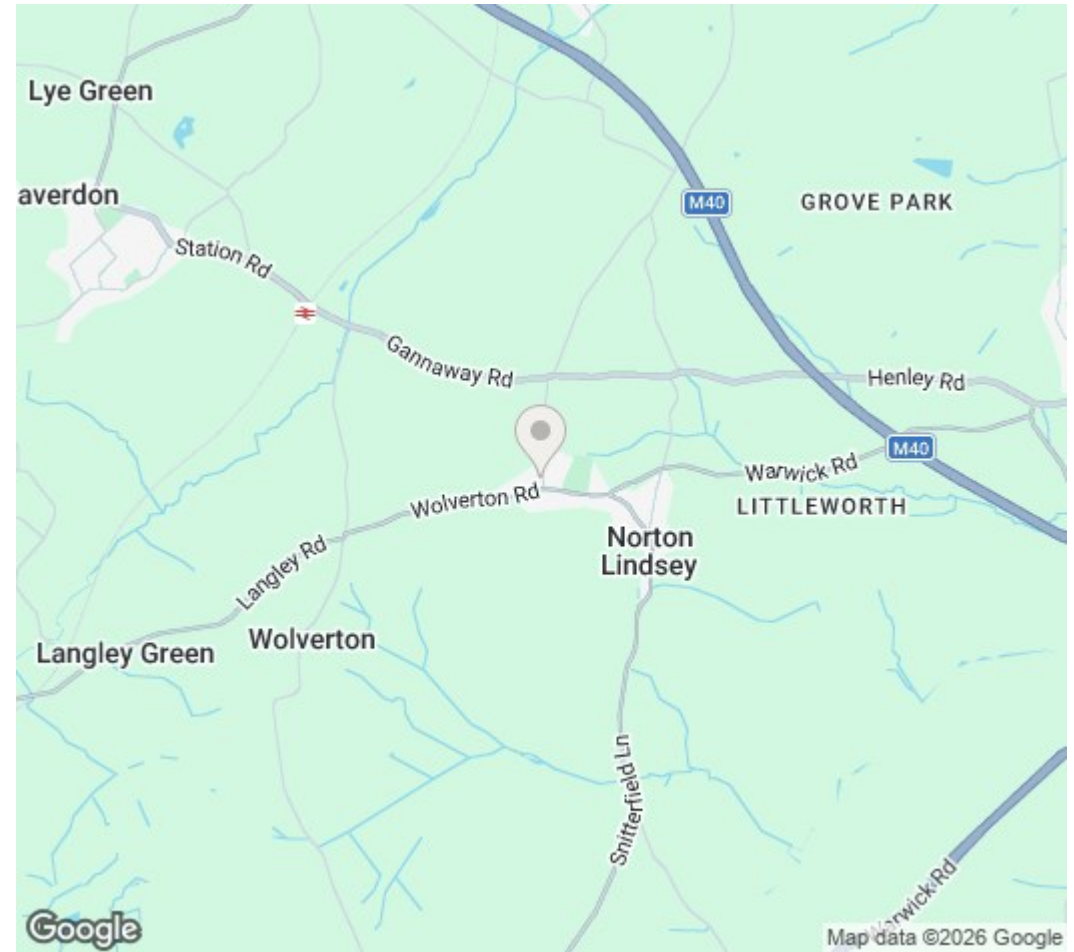
Ground Floor



First Floor

Total floor area: 67.9 sq.m. (730 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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