



IVY LANE, HARBURY

complete ●●●
SALES & LETTINGS





Bringing into market a well presented three bedroom semi-detached cottage located in desirable village of Harbury. Full of character this home offers accommodation including; entrance porch, two reception rooms, a study, guest WC and a kitchen diner to the ground floor. Upstairs there are three bedrooms and a family bathroom. Outside, there is a low maintenance garden, blocked paved driveway for two cars and double garage with additional workshop space to the rear of the garage, offering significant potential.

This home is offered with no chain and is located on a quiet one way street of Harbury with the park, tennis club and Village Hall situated at the bottom of the road. Harbury also offers a number of local shops, thriving businesses, a school and three public houses.



Porch

With green composite front door leading into porch space with full length window and stone flooring, there is then a door through into the living room.

Living Room

A well sized living room with open fire, beautiful feature beams and UPVC double glazed window overlooking the garden. There is also a door through to the porch and stairs rising to the first floor within the room. The living room is carpeted with two wall mounted radiators and feature spotlighting.



Family Room

A further reception room currently utilised as a snug with single glazed window to the side elevation, under stairs storage cupboard and has an opening through to the study, kitchen and door to the downstairs WC.

Study

Spacious study which could be used as a playroom or further reception with feature beam, wall mounted radiator, pendant light point and double glazed window overlooking the garden.

Guest WC

Downstairs toilet with tiled flooring and exposed brick feature wall, including; wash basin with chrome mixer tap, neutral tiling to water sensitive areas, toilet, wall mounted radiator, extractor fan and spotlights.

Kitchen/Diner

The kitchen consists of tile flooring with a fully fitted kitchen, including a range of high and low level units in navy blue and quartz marble effect worktops. Integrated appliances include; fridge/freezer, single bowl sink with black mixer tap and drainer grooves within the quartz worktop. There is then further spaces for Rangemaster oven and dishwasher. The kitchen has seating under the island for breakfast barstools and further space for a dining table situated next to the bay window overlooking the garden. The kitchen also has french doors to the rear leading out into the garden and door through into the utility.



Utility

Full of character with a stable door out into the garden and a traditional Belfast sink with chrome tap. The utility space offers ample storage/boot room with a fitted worktop allowing space and plumbing for washer dryer underneath. Also housing the combination boiler.

Stair Rising To First Floor

Carpeted stairs rising to the first floor with painted banister, white painted walls and exposed beams. The landing includes a storage cupboard, velux and loft hatch. There is then doors flowing off into;

Bedroom One

Master bedroom a double room which is carpeted, with wall mounted radiator, pendant ceiling light and UPVC double glazed window overlooking the garden.

Bedroom Two

A further well sized double bedroom with mirrored sliding wardrobes, wall mounted radiator, pendant light and double glazed window overlooking the garden.

Bedroom Three

A single bedroom with UPVC double glazed window, wall mounted radiator, pendant ceiling light and storage cupboard above the stairs.





Family Bathroom

A characterful bathroom, including a beautiful four piece suite with freestanding roll top bath including chrome mixer taps, double shower cubicle with sliding door and chrome fittings, wash basin with chrome mixer tap fitted within vanity unit and toilet. The bathroom also includes a wall mounted radiator, spotlights, feature wall lighting and obscure double glazed window.

Garden

Wrapping around two sides of the property is a low maintenance south facing garden, tiered with feature patio seating areas and bedding areas. There is also a fence fitted between the garden separating the front and rear gardens so that the back is secure.

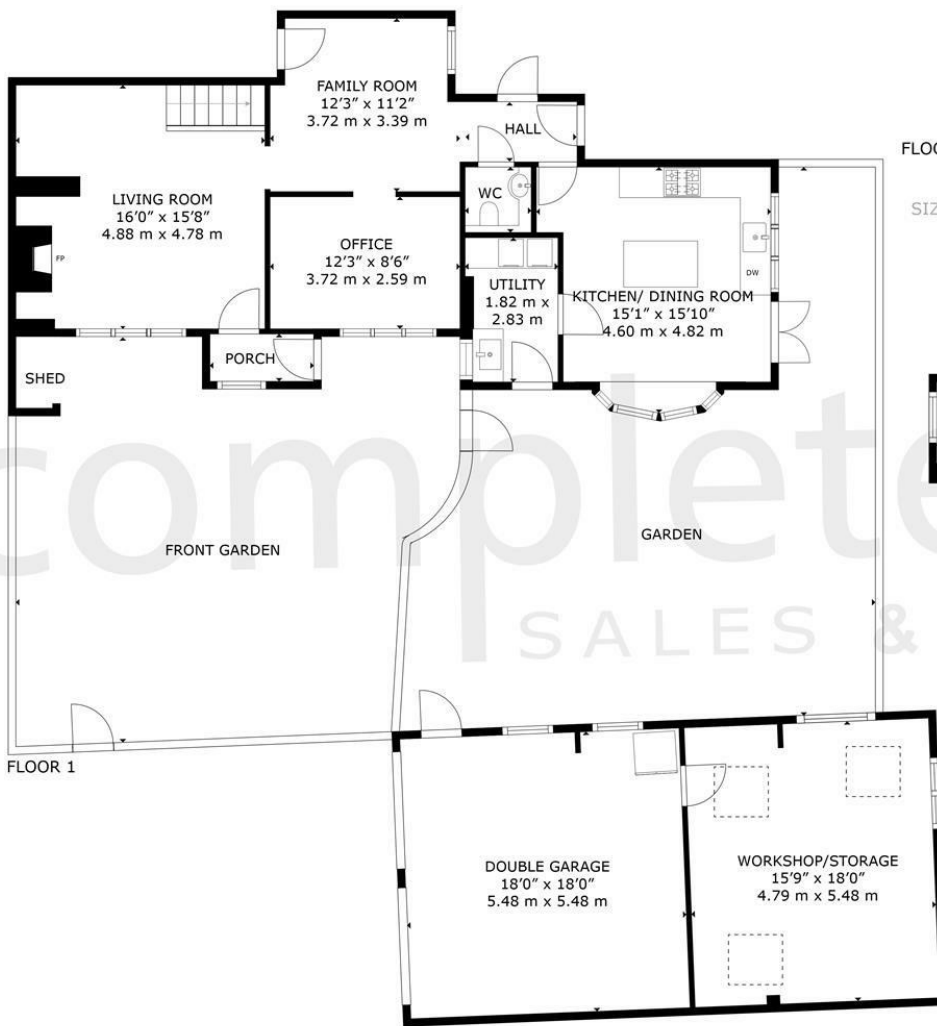
Garage And Driveway

Totalling 10.27m x 5.48m the garage offers huge potential, the front is currently utilised as a double garage with two up and over garage doors whilst the rear large space is separated with a partition wall and offers an ideal workshop or gym area. Situated in front of the garage is a block paved driveway with parking for two cars.

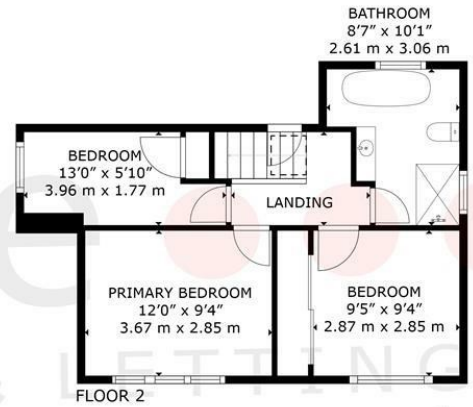
Location

Harbury has a well-deserved reputation as being one of the best communities in Warwickshire and continues to bring the concept of community spirit up-to-date into the 21st century. The village is a thriving and busy community that boasts a Church of England primary school, a doctor's surgery, three public houses, a Post Office, two supermarkets, a chemist and a hairdresser. Several other successful businesses operate within the centre of the village or on the small industrial estate on the site of the former water tower. There is a well-used village hall, an active church community, a community-run library and café, and a large number of vibrant and successful community groups. Village events such as the Carnival and the Bonfire all contribute to the sense of living in a real community. Harbury is a great commutable location with easy access to the

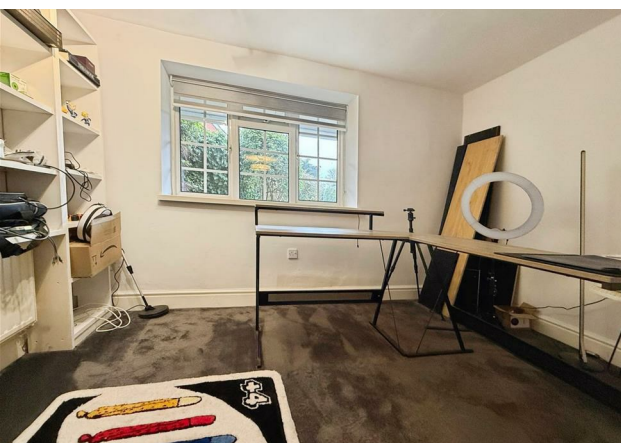




GROSS INTERNAL AREA
FLOOR 1: 1,137 sq. ft, 105 m², **FLOOR 2:** 436 sq. ft, 40 m² **TOTAL:** 1,573 sq. ft, 146 m²
EXCLUDED AREAS: GARAGE: 323 sq. ft, 30 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



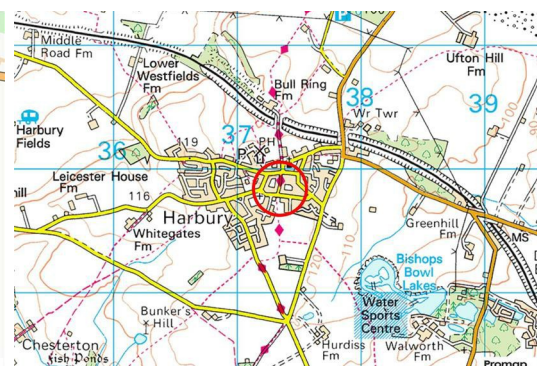
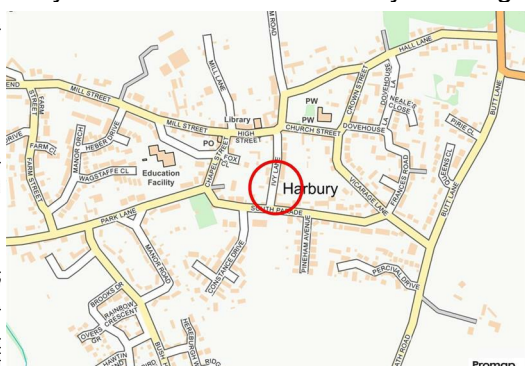
M40, M42 and Fosse Way. Mainline railway stations are within easy reach in (5 Miles away) Leamington Spa, Banbury and Warwick and there is an international airport in Birmingham, about 40 mins drive away.





- Semi-detached Cottage
- Open Plan Kitchen/Dining
- Guest WC
- Three Bedrooms
- Garage, Workshop & Driveway

- Two Reception Rooms
- Downstairs Study
- Porch Entrance
- Four Piece Bathroom
- Idyllic Village Location



IVY LANE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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