



Connells

Mollington Grove
Hatton Park WARWICK

Mollington Grove Hatton Park WARWICK CV35 7TU

for sale offers over
£295,000



Property Description

Situated within the highly sought-after development of Hatton Park, this well presented two-bedroom home offers an ideal opportunity for anyone looking for a modern, spacious home in a desirable village location. This lovely home comes with a driveway as well as a single garage.

The light and airy lounge is situated to the front of the home and features a fireplace, perfect for relaxing and enjoying cosy evenings. To the rear is the kitchen diner with ample storage space and sliding doors leading out to the rear garden.

To the first floor, the property offers two spacious double bedrooms with the primary bedroom benefiting from a private en-suite shower room whilst bedroom two enjoys garden views. There is also a white-suite family bathroom on the same floor.

The delightful rear garden comes with a patio and a lawned area - ideal for hosting and enjoying your outdoor space.

The Location

Hatton Park is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Warwick Parkway, together with Warwick itself and Leamington Spa. The nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on Hatton Park. The canal is a short walk which leads to a popular local cafe. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry.

Also providing, well established primary and secondary schools within a couple of miles to the property.

Approach

Parking to the front with access to the garage, gravelled areas and canopied porch with door leading to;

Entrance Hall

Stairs rising to first floor, door to;

Lounge

16' 6" x 10' 10" (5.03m x 3.30m)

Window to front, gas fireplace, understairs cupboard with shelving and door to;

Kitchen Diner

9' 7" x 14' 1" (2.92m x 4.29m)

Fitted with a range of wall and base units with work surfaces over, built in oven, gas hob and extractor fan. There is space for a washing machine, dishwasher and fridge. There is tiled splashback and sliding doors leading into the rear garden.

Landing

There is a cupboard within the landing that houses the immersion heater and storage space. There is also access into the part-boarded loft.

Bedroom One

11' 8" x 13' 5" (3.56m x 4.09m)

Two windows to front, large cupboard with shelving and rail. Door to;

En-Suite

Shower cubicle, pedestal wash hand basin and low level WC.

Bedroom Two

10' x 7' 7" (3.05m x 2.31m)

Window to rear and cupboard with shelving and rail.

Bathroom

Fitted with a white suite comprising of a bath with shower attachment, low level WC, pedestal wash hand basin and window to rear.

Rear Garden

Mainly laid to lawn with paved patio, small trees/shrubs to the rear, ample space for a small shed and access into the garage.

Parking

Driveway and garage.

Garage

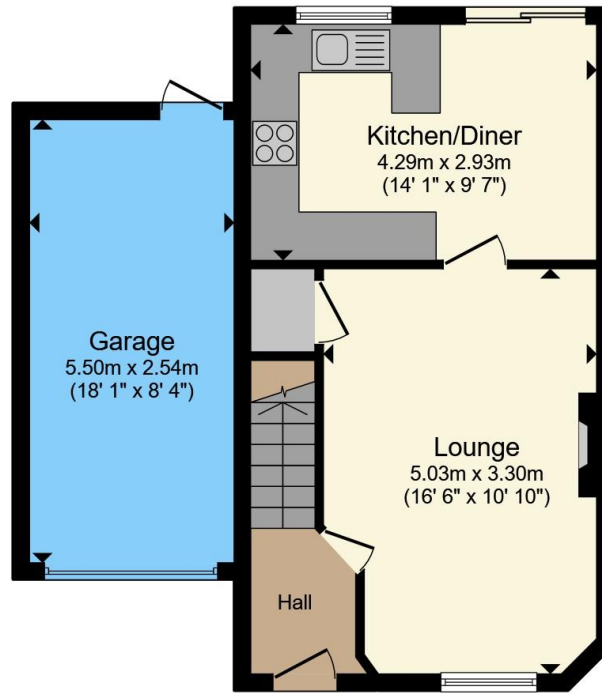
18' 1" x 8' 4" (5.51m x 2.54m)

Up and over door to the front for vehicle access, loft space with built in loft ladder and external door to rear.

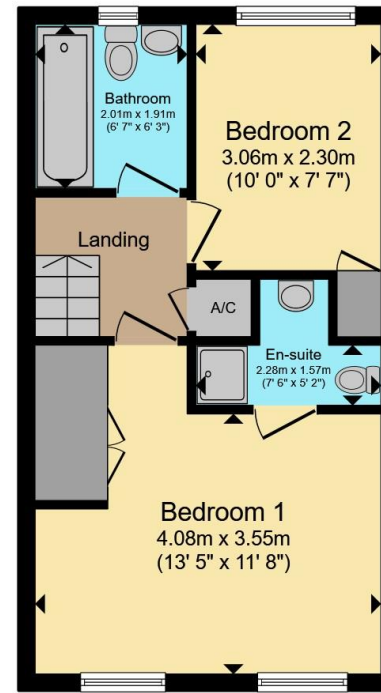








Ground Floor



First Floor

Total floor area 84.1 m² (906 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



To view this property please contact Connells on

T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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