



Bramble Lodge, 13 Carts Lane, Grendon, Warwickshire, CV9 2EG

HOWKINS &
HARRISON

Bramble Lodge,
13 Carts Lane, Grendon,
Warwickshire, CV9 2EG

Asking Price: £345,000

Set well back from the road with excellent frontage is this traditional double fronted detached dormer bungalow which occupies a generous size plot.

The accommodation in brief comprises of an entrance hall, bay fronted sitting room and separate dining room, large kitchen and adjoining utility room. There are two good size ground floor bedrooms, a bathroom and separate shower room.

The loft has been converted into two attic rooms and could easily lend itself to further bedroom accommodation (subject to consent being obtained).

Externally the property occupies a cul de sac position and has a driveway providing off road parking for several vehicles.

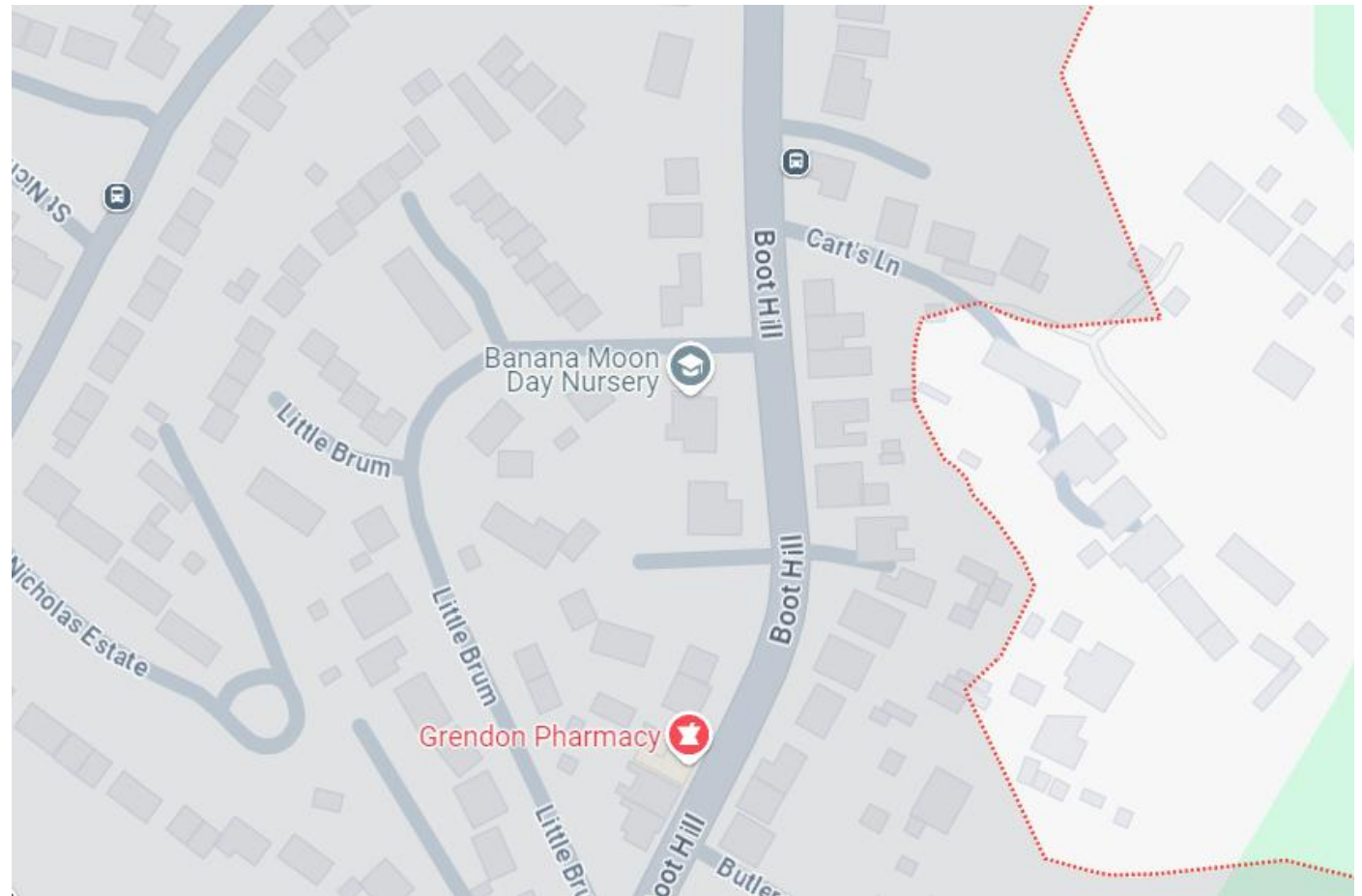
Early internal viewing is strongly recommended.



Location

Grendon is a civil parish which includes both Old Grendon and New Grendon in North Warwickshire, England. Located close to Atherstone town centre and the popular village of Polesworth, both of which are within close proximity of the A5 and A444 trunk roads, providing swift access to many East Midlands towns and cities via the M42 and M1 motorways.

This area of Watling Street is just 3.3 miles from Jct 10 of M42 motorway 1.5 miles from Atherstone town centre, having a main line rail station which is on the London to West coast rail line with direct links into London.



Accommodation Details - Ground Floor

The front door leads into an entrance hall with doors leading off to sitting room having bay window to the front elevation and an attractive open fireplace with mantle above, separate dining room also with bay window to the front elevation, feature fireplace with open faced brick surround, fitted wood burner and staircase rising to the first floor. To the rear is a generous size kitchen with a range of wall and base units, ample preparation surfaces with complementary tiling, inset ceiling lighting, Belfast sink unit and stone flooring. Just off the kitchen is a utility room with work surface, single bowl sink unit, stone flooring, window to the side elevation, door to front access and and two doors leading to the rear and side elevations. Off the utility room to the rear, you will find bedroom two with a window to the side elevation and to the front is a separate shower room with tiled shower cubicle, vanity wash hand basin and low flush WC. Finally, also located to the rear of the bungalow you will find bedroom one with built in storage and French doors opening out onto the garden and a bathroom with roll top bath, low flush WC and pedestal wash hand basin.

First floor

The staircase rises to two attic/loft rooms ideal for extra bedrooms (subject to planning consent being obtained) and there is access to eaves storage.





Outside

Externally to the front of the property is a gated entrance leading to a driveway and parking for several vehicles. There are lawned front and rear gardens and a summer house.



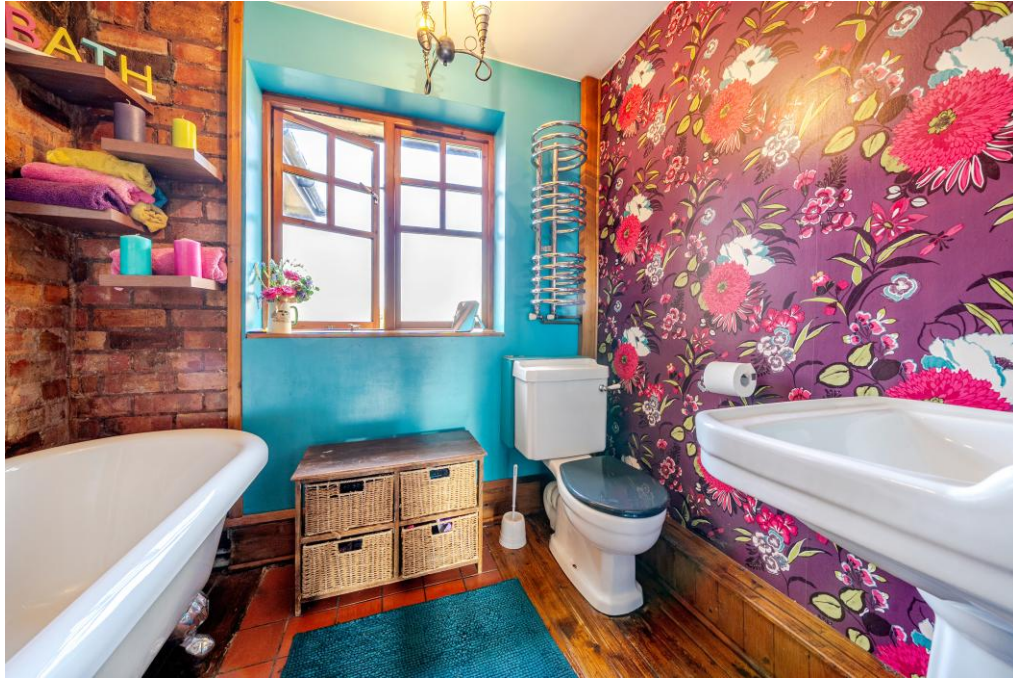
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested, but we are advised that the following are connected, mains water, drainage, gas and electricity. The central heating system is gas fired.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax Band - C

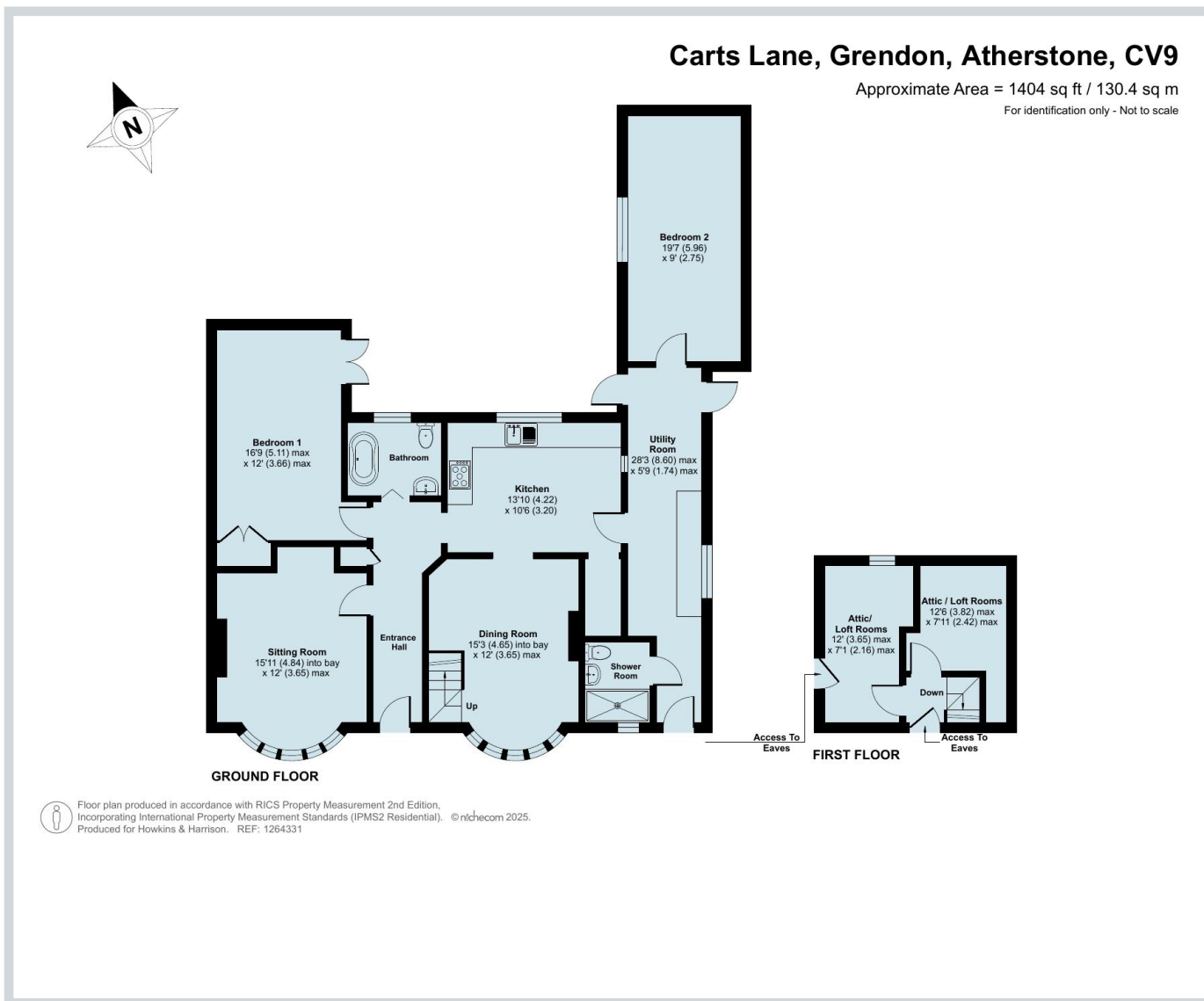
Energy Rating - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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