



Mill Lane
Sheepy Parva
£395,000

*** MUCH IMPROVED HOME IN THIS DESIRABLE VILLAGE LOCATION ***. Offering this very spacious detached property benefiting from delightful rear views briefly comprising: Guest WC, kitchen, lounge, dining area, conservatory, utility room, three bedrooms, shower room, converted attic room, driveway and gardens.



Property Description

RECEPTION PORCH

Having a double glazed entrance door with adjoining double glazed windows, tiled floor, internal opaque double glazed door with matching side screen leading to...

RECEPTION HALL

Stairs leading off to the first floor landing, tiled floor, single panelled radiator, useful storage cupboard and doors leading off to...

GUEST WC

4' 5" x 5' 5" (1.35m x 1.65m)

Opaque double glazed window to side aspect, single panelled radiator, tiled floor, low level WC, wash basin, useful vanity storage and tiling to half height.

KITCHEN

10' 4" x 8' 3" (3.15m x 2.51m)

Double glazed window to front aspect, tiled floor, opaque double glazed side entrance door, range of oak base and eye level units, granite work surfaces with matching up stands, tall unit housing the double oven, inset 5 ring stainless steel gas hob with a stainless steel extractor hood above, integrated dishwasher and low level fridge, recessed stainless steel sink and tiling to half height.

LOUNGE

20' 4" x 10' 4" (6.2m x 3.15m)

Double glazed window to side aspect, double panelled radiator, feature fireplace with an inset coal effect gas fire, double glazed sliding patio doors to the conservatory and an arched opening to the dining area.

DINING AREA

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed French doors to the conservatory, double panelled radiator and a door to the utility room.

UTILITY ROOM

11' 9" x 7' 8" maximum (3.58m x 2.34m)

Opaque double glazed door leading out to the rear garden, tiled floor, door to a useful shelved storage cupboard that also houses the combination central heating boiler, fitted double base unit, marble effect roll edge work surface, stainless steel sink, plumbing for a washing machine and further appliance space.



CONSERVATORY

19' 5" x 10' 5" (5.92m x 3.18m)

Having double glazed windows to rear and side aspects, double panelled radiator, tiled floor and French doors leading out to the rear garden.

FIRST FLOOR LANDING

Double glazed Velux window to side aspect, space saver stairs giving access to the converted attic room and doors leading off to...

BEDROOM ONE

10' 7" x 12' 4" to the fitted wardrobes (3.23m x 3.76m)

Double glazed window to front aspect, single panelled radiator and full length fitted wardrobes with sliding mirrored doors.

BEDROOM TWO

11' 5" x 8' 4" (3.48m x 2.54m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE

11' 4" x 6' 4" (3.45m x 1.93m)

Double glazed window to rear aspect and a single panelled radiator.

SHOWER ROOM

6' 1" x 6' 1" maximum (1.85m x 1.85m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC, wash basin, useful vanity storage, corner shower cubicle having a chrome mixer style shower, tiled walls.

ATTIC ROOM

22' 0" x 7' 0" not all of useable head height (6.71m x 2.13m)

Double glazed window to rear aspect, single panelled radiator, double glazed Velux window to side aspect and a door to a useful attic storage space.

TO THE EXTERIOR

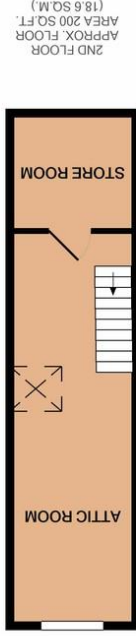
To the front of the property there is a driveway providing off road parking and access to the shortened garage (not suitable for a car). The rear garden is mainly laid to lawn with a patio area and delightful views over the adjoining field.



131 Long Street
Atherstone, Warwickshire
CV9 1AD

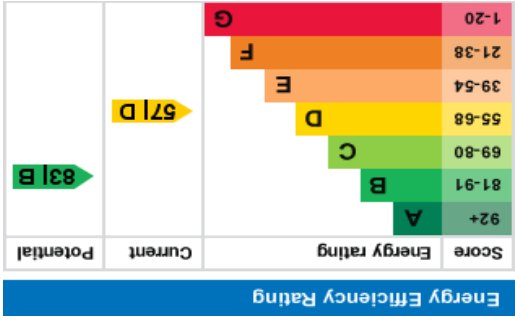
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