



Corn Fields
Austrey
£425,000

*** WOW !!!, PRESENTED LIKE A SHOW HOME - DESIRABLE VILLAGE LOCATION - SOLAR PANELS ***. For sale with MARK WEBSTER estate agents is this truly magnificent property that has been much improved by its current owners with modern décor, part converted garage and landscaped gardens. Viewing is essential.

We are delighted to be able to bring to market this exceptional modern detached property that is a true credit to the current owners. The property is located in the picturesque village of Austrey and has excellent motorway links with easy access to junction 11 of the M42.

Internally the owners have added many modern touches to include feature wooden panelled walls, Amtico wooden effect flooring to the ground floor, converted garage providing another handy living space, modern décor throughout and landscaped gardens with a hot tub.

The accommodation comprises in more detail as follows:

ENTRANCE HALL

Having a composite style double glazed entrance door, Amtico wooden effect flooring, two single panelled radiators, feature wooden panelling to walls, recessed LED ceiling down lights, oak veneer door to a useful storage cupboard and further oak veneer doors leading off to...

GUEST WC 3' 4" x 5' 1" (1.02m x 1.55m)

Single panelled radiator, low level WC, pedestal wash hand basin and tiled splash back area.

LOUNGE 12' 7" x 11' 4" (3.84m x 3.45m)

Full height double glazed window to front aspect, double panelled radiator and feature wooden panelled walls.

CONVERTED GARAGE 11' 5" x 8' 9" (3.48m x 2.67m)

A flexible room that offers a wide range of uses to include a sitting room, office or playroom. The room benefits from LED ceiling down lights, Amtico wooden effect flooring, modern tall grey radiator and a feature chimney breast with an opening for an electric fire.

KITCHEN/DINER 24' 6" x 10' 5" maximum (7.47m x 3.18m)

Recessed LED ceiling down lights, double glazed tri-folding doors leading out to the rear garden, double glazed window to rear aspect, two single panelled radiators, oak veneer door to a useful storage cupboard, Amtico wooden effect flooring, wide range of 'Shaker' style base and eye level units, wooden effect roll edge work surfaces with matching up stands, tall unit that houses the stainless steel double oven, built in fridge freezer and dishwasher, Induction hob with a stainless steel extractor hood above, low level stainless steel wine cooler, breakfast bar area and an oak veneer door to the utility room.

UTILITY ROOM 6' 3" x 5' 3" (1.91m x 1.6m)

Having a single base level unit, matching single eye level unit, wall mounted Ideal combination central heating boiler, wooden effect roll edge work surface, space and plumbing for a washing machine, further appliance space and an opaque double glazed side entrance door.

FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator, oak veneer door to a useful storage cupboard, further oak veneer doors leading off to...

MASTER BEDROOM 10' 4" x 14' 1" to the fitted wardrobes (3.15m x 4.29m)

Double glazed window to front aspect, double panelled radiator, full width fitted wardrobes with sliding mirrored doors, oak veneer door to the en-suite.



ENSUITE 8' 7" x 4' 7" (2.62m x 1.4m)

Opaque double glazed window to front aspect, chrome towel radiator, low level WC with modern push button flush, pedestal wash hand basin, good sized tiled shower cubicle having a chrome mixer shower with rainfall style shower head, tiled splash back areas and recessed LED ceiling down lights.

BEDROOM TWO 14' 2" x 9' 2" (4.32m x 2.79m)

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

BEDROOM THREE 10' 8" x 8' 8" (3.25m x 2.64m)

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

BEDROOM FOUR 10' 8" x 7' 9" (3.25m x 2.36m)

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

FAMILY BATHROOM 7' 3" x 6' 10" (2.21m x 2.08m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, pedestal wash hand basin, panelled bath with mixer shower over, shower screen and attractive tiled splash backs.

TO THE EXTERIOR

To the front of the property there is a full width driveway providing ample offroad parking and access to the shortened garage (storage only). The rear garden has a degree of privacy and has been landscaped having a paved patio area, feature raised planted borders with water feature, hot tub area and fenced boundaries.

MAINTENANCE CHARGE: We have been advised by the vendor that there is a Maintenance fee for the estate with Trent & Dove which is approximately £27 per month.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

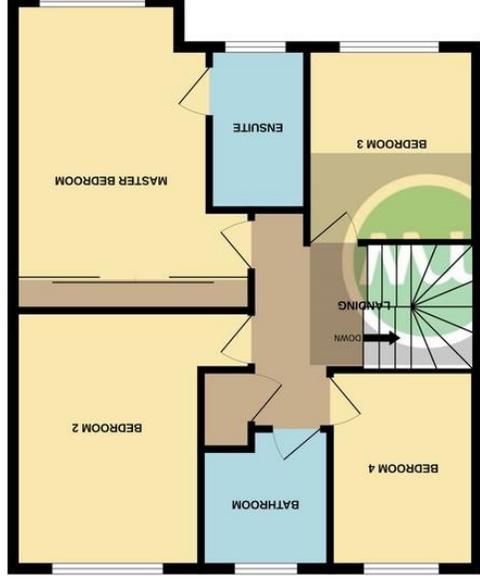
COUNCIL TAX: We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).



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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



TOTAL FLOOR AREA: 1415 sq. ft. (131.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
	62
83	
Very energy efficient - lower running costs	
A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
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