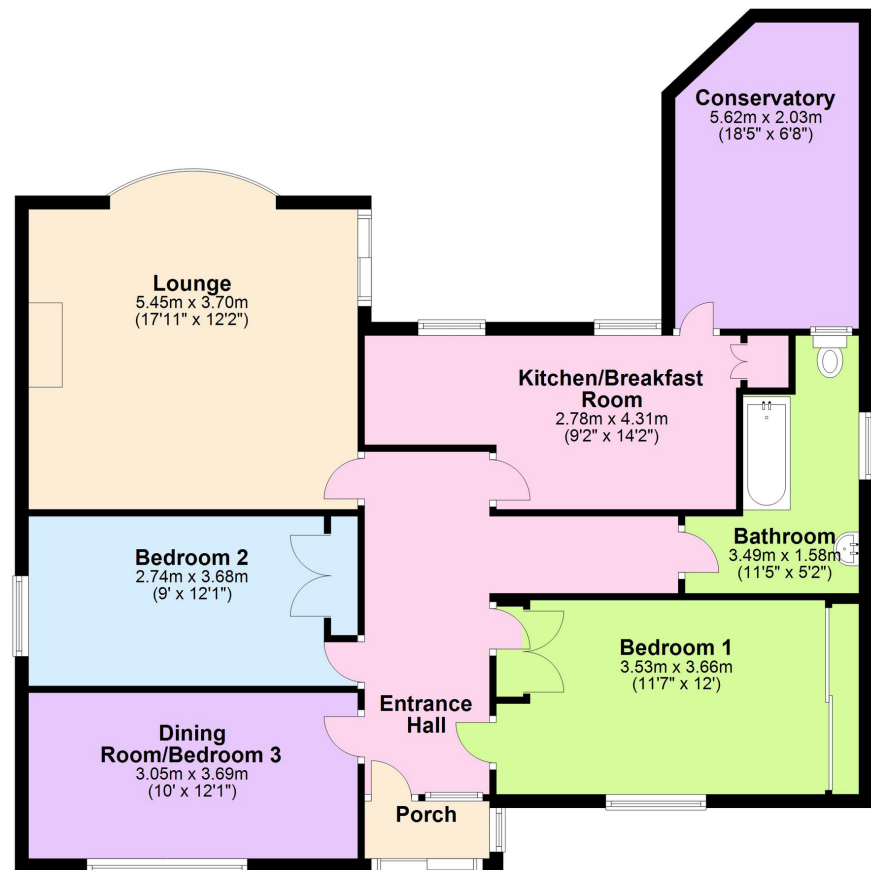




Ground Floor



 01788 220162
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Stretton On Dunsmore



3 Bedrooms | 1 Bathroom | 1 Reception Room | Single Garage



'LYNDALE' 1A CHURCH HILL

STRETTON ON DUNSMORE, CV23 9NA

-  Detached Bungalow
-  Sought After Village
-  Three Bedrooms
-  Single Garage
-  Driveway
-  Extended
-  Conservatory
-  Good Size Lounge
-  Lovely Garden



LOCAL PROPERTY EXPERT AMANDA LOYDALL

 01327 878926

 07788 122675

 amanda@campbell-online.co.uk

I recently engaged Amanda to sell my property. Prior to selecting Amanda I also considered two other Agents but the decision to engage Amanda was due to her enthusiasm, knowledge of the market and pro-active approach to marketing and pushing the property. I am delighted on how Amanda presented the property and her professionalism at all times. It was ultimately a good choice as Amanda's approach of offers over the guide price. Amanda was always available and approachable and if she was not available to do the viewings personally her colleagues stepped up to the mark. I would happily recommend Amanda to anyone selling their property and I would say the service was polite, professional and pragmatic.

Steve about Amanda and our Daventry Team

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



LOCATION

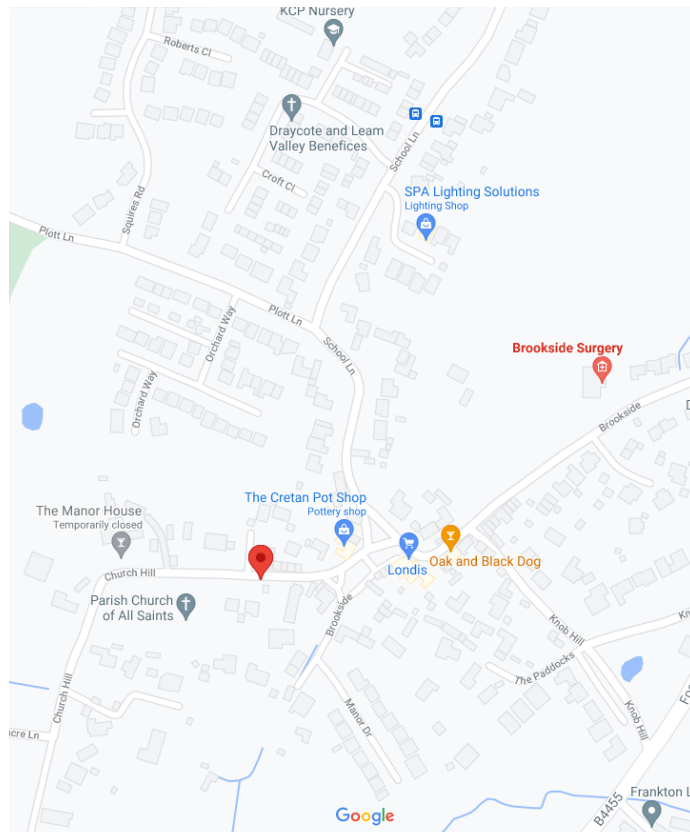
If you don't know Stretton-on-Dunsmore, it's a well regarded Warwickshire village roughly sitting between Rugby and Royal Leamington Spa. Situated close to major road and rail links, Stretton on Dunsmore offers the best of both worlds with access to London in under 1 hour, close to Leamington Spa, Warwick University, Coventry or Birmingham. Stretton on Dunsmore is a vibrant and social community with a wide range of clubs, societies, groups and organisations. The heart of the community over recent months has been the local store and thriving post office. The local primary is Ofsted outstanding and there's a nursery. Stretton on Dunsmore has its own doctors' surgery and even a hairdressers. There's the village hall, and on the hill overlooking the village sits the church. In the summer, the village hosts a fete along with the famous duck race. Surrounded by beautiful Warwickshire countryside with stunning walks literally on your doorstep Stretton on Dunsmore is a wonderful place to live to escape the hustle and bustle and enjoy village life and everything it offers. Stretton means settlement on a Roman Road, in this case, that road is the Fosse Way.



This three bedroom, detached bungalow sits in a lovely location close to the church and is a great size both inside and out. Properties rarely come to market in this village let alone a bungalow.

Having been lived in by the same owners for nearly 40 years this striking bungalow has been extremely well built and it could be your turn to make it home..... This substantial property has 'good bones' to it and although some of the features haven't been changed, the quality of the build is excellent. Not only that, it is also located on one of the most sought after villages in Warwickshire. On inspection, you'll be surprised by the overall size of the accommodation, but also the huge amount of potential and further possibilities it has to offer, lending itself comfortably to conversion, extension (subject to planning permission) – or simply enjoying it just as it is. A generous entrance hall greets you when you walk in through the front door. This area is really versatile offering plenty of space for furniture and also benefiting from plenty of built-in storage. All the accommodation is on the ground floor and consists of three good-size bedrooms, one of which is currently used as a dining room.

A lovely size bright lounge with fireplace and patio doors is at the rear of the property, overlooking the garden. Adjacent to the lounge is the breakfast kitchen where there is also access to the conservatory. The conservatory has the added benefit of a radiator so you can use it all year round. Further to this there is the bathroom which has a shower over the bath. Now it gets interesting when you explore the roof space.....there is currently a pull down ladder, with a hatch that leads to this amazing area, currently used for storage but has a good head height and subject to planning could make a great main bedroom with en-suite. The grounds of this bungalow are lovely too with beautiful south facing gardens that are bright and sunny, well-established and mature plants, shrubs and trees. Also outside there is a good size garage and a greenhouse. A covered area links the garage to the driveway. To the front of the bungalow there is a well established garden with a paved driveway where you can park for several cars.



Council Tax: Band E EPC: Rating D

"Don't be deceived - This place is much bigger than it looks and is prime for conversion!"

