



Main Road  
Austrey  
£369,950

\*\*\* SPACIOUS DETACHED FAMILY HOME - LARGE CONSERVATORY - STUDY - GARAGE \*\*\*. We are delighted to be able to offer for sale this well cared for detached property located in the ever desirable village of Austrey offering an excellent range of spacious accommodation with an impressive full width conservatory. Viewing is essential.



### **ENTRANCE HALL**

Having an opaque double glazed entrance door with adjoining side screen, single panelled radiator, stairs leading off to the first floor landing, laminated wooden effect flooring and doors leading off to...

### **GUEST WC 6' 6" x 2' 9" (1.98m x 0.84m)**

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, wash basin and tiling to half height.

### **STUDY 9' 4" x 6' 6" (2.84m x 1.98m)**

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

### **DINING ROOM 9' 10" x 12' 0" plus bay window (3m x 3.66m)**

Double glazed square bay window to front aspect and a double panelled radiator.

### **LOUNGE 14' 0" x 10' 9" maximum (4.27m x 3.28m)**

Double panelled radiator, laminated wooden effect flooring, feature fireplace with side display recesses, square opening to the conservatory.

### **CONSERVATORY 20' 2" x 17' 0" maximum (6.15m x 5.18m)**

(9'5" minimum length) An excellent addition providing a superb living space with double glazed windows and side French doors, combined ceiling light and fan, laminated wooden effect flooring and two double panelled radiators.

### **KITCHEN 13' 4" x 9' 10" (4.06m x 3m)**

Double glazed window to rear aspect, double glazed side entrance door, tiled floor, wide range of base and eye level units, granite work surfaces with matching up stands, space and plumbing for an American style fridge freezer, Range style gas cooker with a stainless steel extractor hood above, built in dishwasher, double sink, recessed ceiling down lights.

### **FIRST FLOOR LANDING**

Double glazed window to side aspect, access to the roof storage space and doors leading off to...

### **BEDROOM ONE 10' 3" x 10' 10" to the fitted wardrobes (3.12m x 3.3m)**

Double glazed window to front aspect, single panelled radiator, fitted wardrobes and a door to the en-suite.

### **ENSUITE 6' 6" x 5' 0" (1.98m x 1.52m)**

Opaque double glazed window to side aspect, tiled floor, chrome towel radiator, low level WC, pedestal wash hand basin, PVC panelled shower enclosure having a chrome mixer style shower, PVC panelled ceiling with recessed ceiling down lights.



### **BEDROOM TWO** 10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

### **BEDROOM THREE** 8' 7" x 8' 6" (2.62m x 2.59m)

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

### **BEDROOM FOUR** 11' 7" x 5' 8" minimum (3.53m x 1.73m)

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

### **BATHROOM** 7' 9" x 4' 4" (2.36m x 1.32m)

Opaque double glazed window to side aspect, chrome towel radiator, tiled floor, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer style shower over, tiled walls and recessed ceiling down lights.

### **TO THE EXTERIOR**

To the front of the property there is off road parking with access to the single garage. The rear garden is a good size having a paved patio area, lawn, well established borders, pond, rear stoned area with railway sleeper edging, side gated access to front.

**FIXTURES & FITTINGS:** Some items maybe 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).

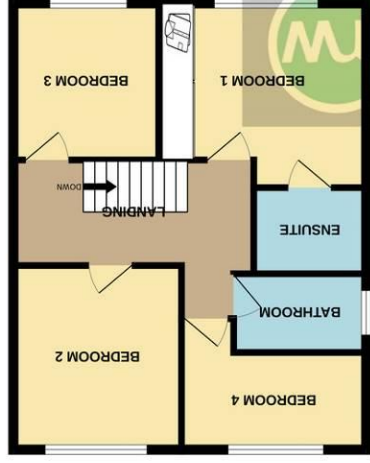
**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

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



These every drawing has been made to show the accuracy of the proposed plan, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken by the vendor or its agent. They are for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or energy use.

Mark Webster Estate Agents

**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

**Property Mis-description Act 1991** – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

