

# Warton Lane

Austrey, Atherstone, CV9 3EJ

John German





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£315,000

Extended family home offering heaps of living space.

At its heart is a feature 34ft long open plan living dining kitchen, there is a cosy lounge with warming log burner, boot room/utility room with WC, master bedroom with refitted en suite, large refitted bathroom, attic room plus long private garden.



Austrey is a typical English country village where you can embrace all the qualities of village life. The market towns of Ashby-de-la-Zouch, Tamworth, Measham and Burton-on-Trent are all within close proximity, whilst the village benefits from a regarded local primary school, village church, village store and an excellent thatched village pub The Bird in Hand. It lies within two miles of junction 11 of the M42, excellent for commuters. Birmingham is less than one hour and links in perfectly to the M1 with the cities of Leicester, Nottingham and Derby.

This perfectly proportioned family home sits well back from the road behind a large driveway providing plentiful parking for numerous cars. Set beneath the canopy porch, an entrance door takes you into the reception hall which in turn leads you through to an inner hall with stairs leading off.

Next is the family lounge, a room centred around a feature fireplace with a house warming inset log burning stove. Glazed double French doors open into the rear garden and an open doorway takes you on through the heart of the home, the extended open plan living dining kitchen. Extending to 34 foot in length, this room seamlessly combines three rooms into one with dining room, informal seating area and a contemporary refitted kitchen. The kitchen has a range of high gloss cabinets with timber countertops over and incorporate an electric ceramic hob, eye level double oven and an inset one and half bowl sink that has a picture window above with views across the garden.

The adjacent practical boot room/utility offers an excellent entrance for boots and moody paws, it has a range of matching units, appliances space and the further benefit of a guest cloakroom with WC and wash hand basin. An internal door from the utility accesses the large integral garage.

Upstairs on the first floor there are three bedrooms. Bedroom one has views over the garden and has the benefit of a refitted en suite shower room which has walk in frameless glazed shower area with pale grey wall tiling, matching high gloss contemporary vanity unit with countertop and wash hand bowl set on top with pillar mixer tap, ladder radiator and window to the rear.

The family bathroom on this floor is a very well proportioned room and again has been refitted with attractive tiling to both walls and floor and comprises panelled bath, WC, vanity unit with inset wash basin and a separate stand alone shower with rainfall shower head above.

From the landing there is a lobby area with space saver tread stairs leading to an attic room which has a window to the side, a built in storage cupboard and under eaves storage area.

Outside, to the rear of the property there is a paved patio area and steps lead up to long lawn garden which has mature planted borders and enjoy fabulous privacy. At the top of the garden there is some raised planters, ideal as a vegetable garden area and hardstanding for a timber shed. The property has a fantastic sized integral garage with up and over entrance door, light and power. The property benefits from an EV charging point and solar panels.

Agents note: Please note that the converted attic space is attic space only and does not form part of the living accommodation.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

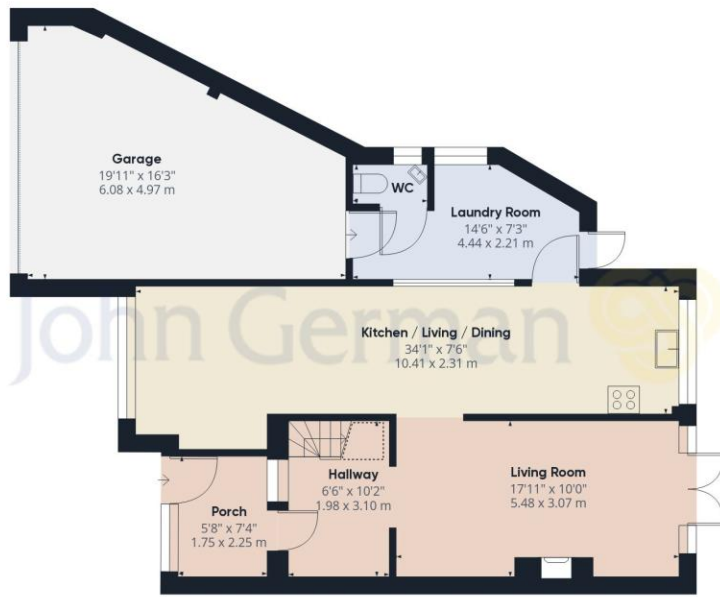
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.northwarks.gov.uk/site/](http://www.northwarks.gov.uk/site/)

**Our Ref:** JGA/13122023

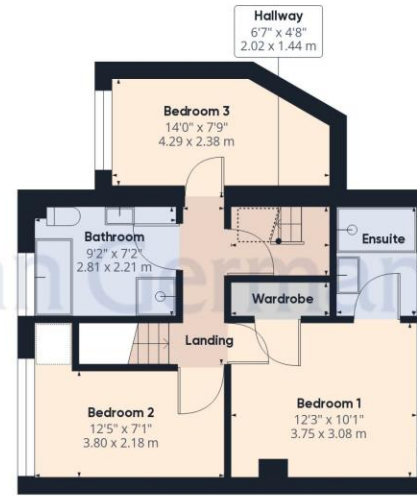
**Local Authority/Tax Band:** North Warwickshire Borough Council / Tax Band C







Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1597.18 ft<sup>2</sup>  
148.38 m<sup>2</sup>

Reduced headroom

57.83 ft<sup>2</sup>  
5.37 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

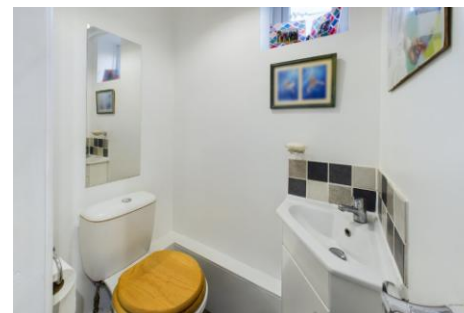
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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