



## Hob Lane, Burton Green

Guide Price £865,000



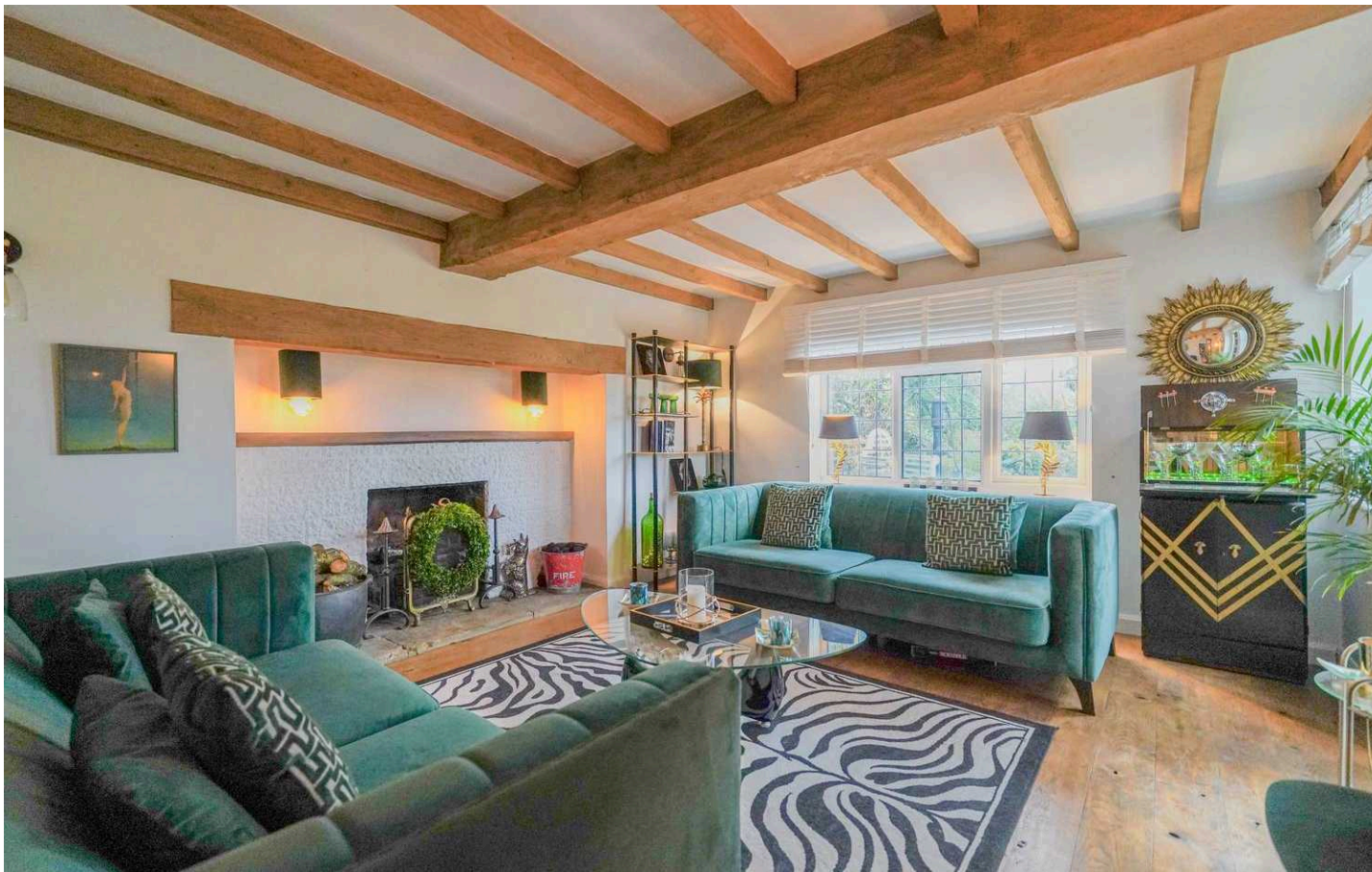
## PROPERTY OVERVIEW

This unique three bedroom detached cottage dates back to the early 19th Century and is located midway between Kenilworth & Balsall Common in a plot of approximately  $\frac{1}{4}$  acre. Occupying an outstanding rural location with far reaching views over open countryside the property is very well presented & maintained throughout and offers a rare opportunity to acquire a rural character property in ready to move into condition. Benefitting from a gated driveway with parking for multiple vehicles, detached double garage and further outbuildings the accommodation provides potential purchasers with:- enclosed porch, living / dining room, sitting room, kitchen, study / hallway, guest WC & shower room, three double bedrooms (one accessed via a dressing room) and a family bathroom.

Outside there is an established landscaped garden with far reaching views over open countryside, 2 x summer houses, patio area, large double garage, extensive parking and being in a plot of just under a quarter of an acre.

Viewing is by prior appointment with Xact on 01676 534 411.





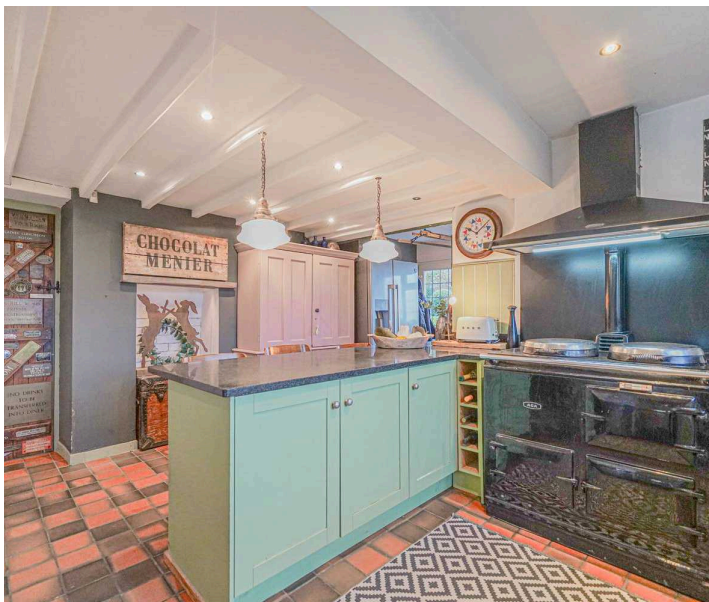
#### PROPERTY LOCATION

Lottery Cottage is situated midway between Kenilworth & Balsall Common on the outskirts of Burton Green. To reach the property turn off the A452 Kenilworth Road into Kelsey Lane, proceed along Kelsey Lane for approximately 3/4 mile before taking the right hand turn into Windmill Lane. Go straight ahead for 300 yards before taking the left hand turn into Hob Lane. Lottery Cottage is approximately 1/2 mile on the right hand side and has an Xact sale board outside the gated entrance.

Council Tax band: G

Tenure: Freehold

- 19th Century Character Cottage
- Outstanding Views Over Open Countryside
- Well Presented & Maintained Throughout
- 1/4 Acre Plot
- Lounge / Diner, Sitting Room & Study Area
- Modern Kitchen with Integrated Appliances
- Family Bathroom & Separate Shower Room
- Three Double Bedrooms
- Double Garage & Gated Driveway Parking





**PORCH**

**HALLWAY**

**LIVING / DINING ROOM**

23' 9" x 17' 9" (7.25m x 5.40m)

**SITTING ROOM**

14' 5" x 12' 4" (4.40m x 3.75m)

**KITCHEN**

17' 9" x 7' 10" (5.40m x 2.40m)

**UTILITY ROOM**

7' 10" x 7' 7" (2.40m x 2.30m)

**WC WITH SHOWER ROOM**

7' 7" x 5' 3" (2.30m x 1.60m)

**BEDROOM ONE**

14' 11" x 12' 2" (4.55m x 3.70m)

**BEDROOM TWO**

13' 1" x 10' 4" (4.00m x 3.15m)

**BEDROOM THREE**

10' 4" x 9' 8" (3.15m x 2.95m)

**BATHROOM**

8' 0" x 6' 7" (2.45m x 2.00m)

**DRESSING ROOM**

18' 1" x 8' 6" (5.50m x 2.60m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 241.4 sq.m. = 2598 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **LANDSCAPED REAR GARDEN**

#### **DOUBLE GARAGE**

21' 0" x 18' 8" (6.40m x 5.70m)

#### **SUMMER HOUSE**

11' 6" x 9' 6" (3.50m x 2.90m)

#### **GARDEN ROOM**

8' 0" x 6' 1" (2.45m x 1.85m)

#### **HOT TUB**

8' 2" x 6' 7" (2.50m x 2.00m)

### **ITEMS INCLUDED IN THE SALE**

Cooker, dishwasher, garden shed, greenhouse, all carpets, some light fittings, two summer houses and hot tub.

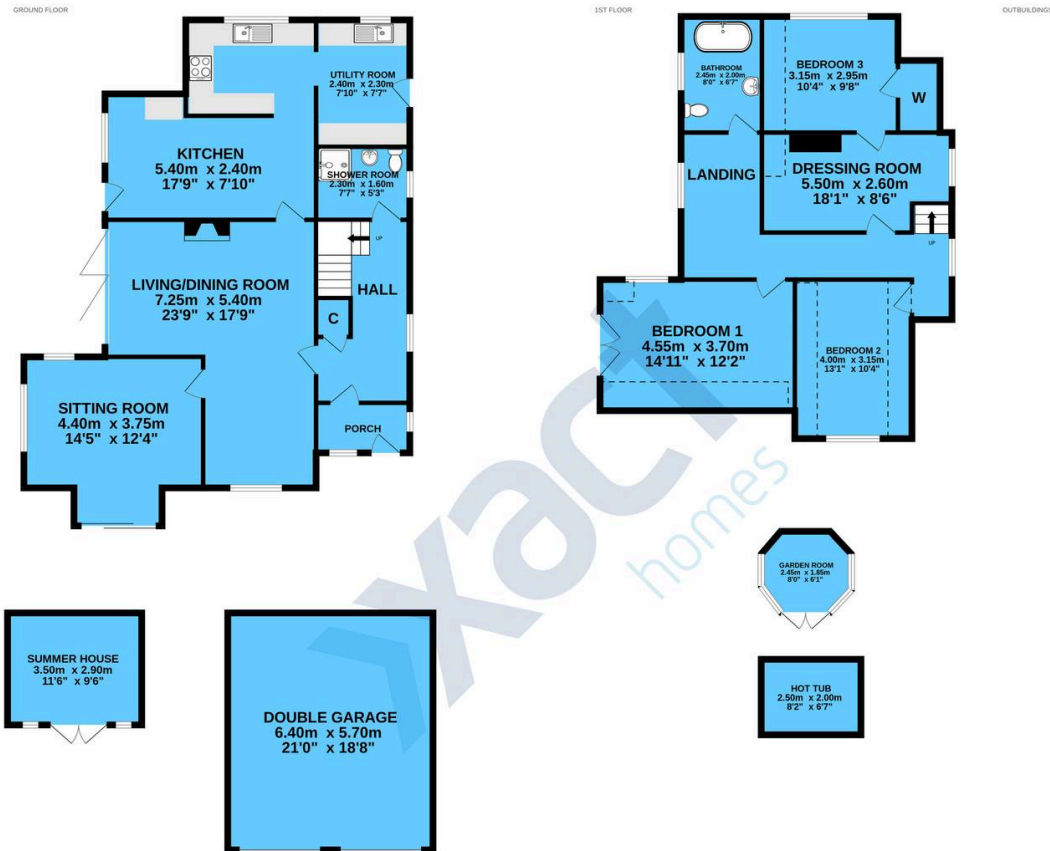
### **ADDITIONAL INFORMATION**

Services - Oil heating, electricity and water on a meter. Broadband - Good.

### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





TOTAL FLOOR AREA : 241.4 sq.m. (2598 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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**Xact Homes**

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

