



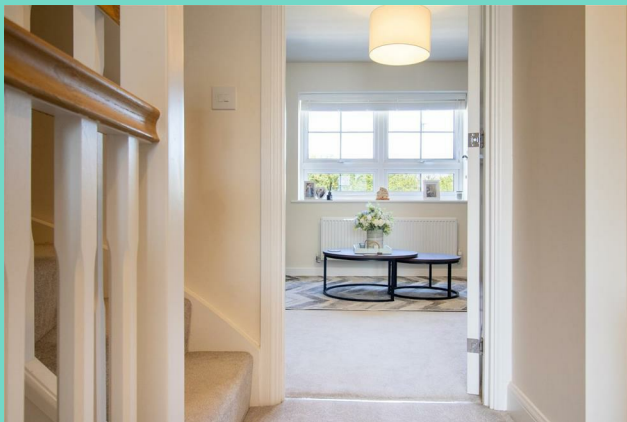
BUTTLE CLOSE
UPPER LIGHTHORNE, CV33 8AP

GUIDE PRICE £385,000
FREEHOLD



BUTTLE CLOSE

- 4 Bedrooms • En Suite Shower Room • Downstairs WC • Versatile Home • Garage • Off Road Parking • Well Presented • Great Road Links • Close To Amenities



Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, which provides access to the principal ground floor rooms and benefits from a useful storage cupboard.

-At the heart of the home is the impressive open-plan kitchen/family room, overlooking the rear garden through French doors. Designed with modern living in mind, this spacious area offers ample room for both dining and comfortable seating, creating an ideal space for everyday living and entertaining.

-The kitchen is fitted with a comprehensive range of wall and base units, complemented by integrated appliances including a dishwasher, oven, gas hob, and fridge/freezer. Offering

-Situated at the front of the home, the fourth bedroom offers excellent versatility and could also be utilised as a home office, children's playroom, or hobby room, depending on the needs of the new owners.

-The ground floor accommodation is further complemented by a convenient guest WC.

First Floor:

-The first floor is home to the bright and airy lounge, positioned at the front of the property and providing the perfect space to relax and unwind at the end of the day.

-The principal bedroom is situated at the rear of the property and is a generously proportioned double, further enhanced by the luxury of a modern en suite shower room.

Second Floor:

-The second floor is home to bedrooms two and three, both of which are generously sized double rooms.

-Conveniently situated between both bedrooms is the modern, fully fitted family bathroom, complete with a bath, WC, and wash hand basin.

Garden, Exterior and Further Property Information:

-Externally, the property benefits from an enclosed, low-maintenance rear garden, laid mainly to lawn with a patio area, providing an excellent space for outdoor entertaining and al fresco dining during the warmer months.

-Further benefits include off-road parking, a detached garage, gas central heating, double glazing throughout, and the added convenience of an EV charging point.

-Surrounded by the picturesque South Warwickshire countryside and with a wealth of local amenities and excellent road links on its doorstep, this lovely home offers the perfect balance of rural community living and modern convenience.

Important Property Information:

Tenure: Freehold

EPC: B

Council Tax Band: D

Local Authority: Stratford On Avon District Council

Maintenance Fee: £25 per month

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be



BUTTLE CLOSE





This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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