



WATTONS LANE SOUTHAM, CV47 0HX

GUIDE PRICE £325,000
FREEHOLD

Situated on a desirable road in the heart of the highly sought-after market town of Southam, this immaculately presented three-bedroom terraced home offers an exceptional opportunity for prospective buyers.

Boasting generous living space throughout, the property is thoughtfully laid out to suit modern lifestyles while retaining a warm and inviting feel. Its prime location ensures easy access to a wide range of local amenities, including shops, schools, and transport links, making it ideal for families and professionals alike.

WATTONS LANE

- Immaculately Presented Home • High Quality Finish • Garage • Off Road Parking • 3 Bedrooms • En Suite To Main • Downstairs W/C • Close To Amenities • Good Road Links Nearby • Enclosed Rear Garden



Ground Floor:

-Upon entering the property, you are welcomed into a bright and inviting entrance hallway, providing access to all principal rooms within the home and setting the tone for the well-presented accommodation beyond.

-Positioned at the front of the home, the well-presented kitchen/breakfast room offers a stylish and functional space for everyday living. Finished with a range of modern wall and base units, the kitchen is equipped with an integrated electric oven, induction hob, and dishwasher, alongside space for freestanding appliances. There is also ample room to accommodate a breakfast table, making it an ideal spot for casual dining.

-Located at the rear of the home and overlooking the garden through French doors, the lounge is flooded with natural light, creating the perfect space to relax in the evenings. This inviting room also benefits from a convenient storage cupboard.

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

First Floor:

-The main bedroom is a generously sized double room, positioned at the front of the home and benefitting from the luxury of a built-in wardrobe and a modern en suite shower room.

-Bedroom two is a further well-proportioned double room, located at the rear of the home.

-Bedroom three, also located at the rear of the property, is a generously sized double room and would also make an ideal home office or nursery.

-The family bathroom is conveniently located between the bedrooms and is fitted with a modern tiled suite, comprising a shower over the bath, hand basin, and WC.

Garden, Exterior and Further Property Information:

-Leading outside, the home benefits from a low-maintenance and fully enclosed rear garden, thoughtfully laid with artificial lawn, a patio area, and established flower bed, creating the perfect space to relax in the evening.

- This lovely home also benefits from a detached single garage and an allocated off-road parking space.

Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the perfect balance of rural and community living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: C

EPC: C

Maintenance Fee £160 per annum

Restrictive Covenants: The property is subject to restrictive covenants which include the following: no poultry or livestock shall be kept at the property; no fence or other boundary structure shall be erected to the front of the property; the purchaser shall be responsible for the payment of an annual service charge; and all wheelie bins must be stored at the rear of the property and not visible from the front.

Rights Of Access: The property benefits from shared access over the garage and parking area, allowing other residents to access their respective allocated parking spaces and garages.



WATTONS LANE

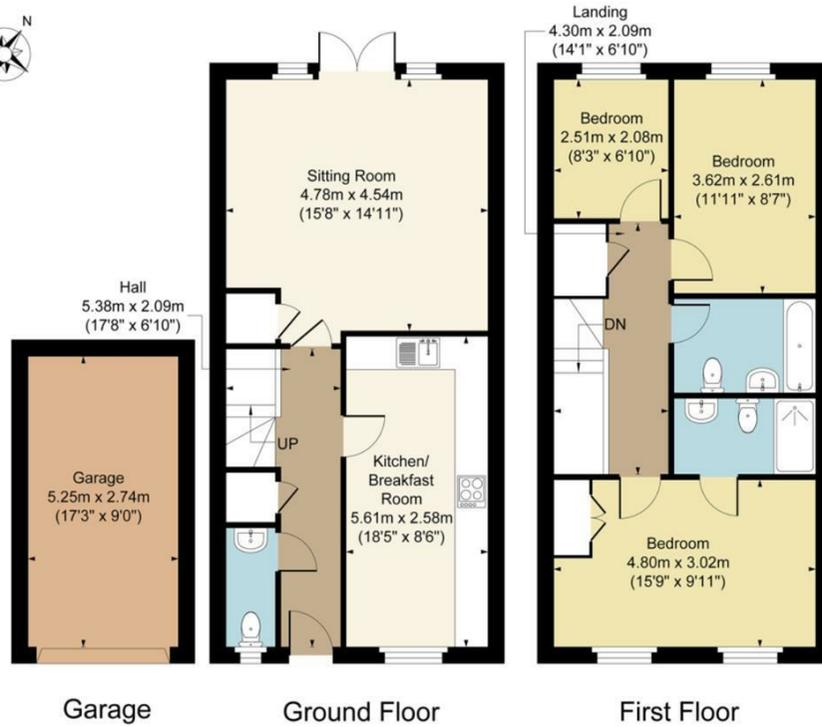


36 Watton Lane, Southam CV47 0HX

Main House Approx. Gross Internal Area:- 97.78 sq.m. 1052.49 sq.ft.

Garage Approx. Gross Area:- 14.38 sq.m. 154.78 sq.ft.

Total Approx. Gross Area:- 112.16 sq.m. 1207.27 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	89
(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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