



LYSANDER WAY

SOUTHAM, CV47 1AY

GUIDE PRICE £320,000
FREEHOLD

Set within the sought-after Flying Fields estate, this beautifully presented three-bedroom semi-detached home offers style, comfort, and convenience in equal measure. Immaculately maintained and ready for its next owners to simply move in and enjoy, this delightful property boasts light-filled interiors, modern finishes, and a welcoming atmosphere throughout.

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Ground Floor:

-Upon entering the property, you are greeted by a welcoming entrance hallway that provides access to all the main rooms of the home.

-At the front of the home sits a spacious, light-filled lounge — the perfect place to unwind and relax at the end of the day.

-Positioned at the rear of the home, the spacious kitchen/diner enjoys views over the garden through elegant French doors. Fully fitted with a modern range of wall and base units, it comes complete with an integrated four-ring gas hob, electric oven, fridge/freezer, dishwasher, and washing machine. There is also ample room for a family dining table, making this a wonderful space for both everyday meals and entertaining.

-The ground floor accommodation is further enhanced by a convenient guest W/C.

First Floor:

-The main bedroom is a generously proportioned double, situated at the front of the home, and enjoys the added luxury of a stylish en suite shower room, finished to the same high standard as the rest of the property.

-Bedrooms two and three are both well-proportioned doubles positioned at the rear of the home, with bedroom two further

enhanced by the convenience of built-in wardrobes.

-The family bathroom is conveniently positioned to serve all bedrooms and features a modern, tiled suite with a shower over the bath and a heated towel rail.

Garden, Exterior & Further Property Details:

-Outside, the property boasts a private, enclosed rear garden laid mainly to lawn, complemented by a decked seating area, established floral borders, and a gardener's shed.

-This attractive home also benefits from driveway parking, gas central heating, and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of local amenities on its doorstep, this charming home offers the perfect blend of rural tranquillity and community living.

Important Property Information:

Tenure: Freehold

EPC: B

Council Tax Band: C

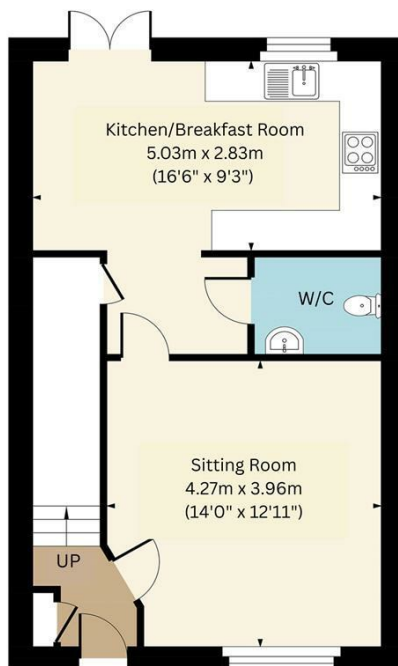
Local Authority: Stratford On Avon District Council

Maintenance Fee: Not currently applicable

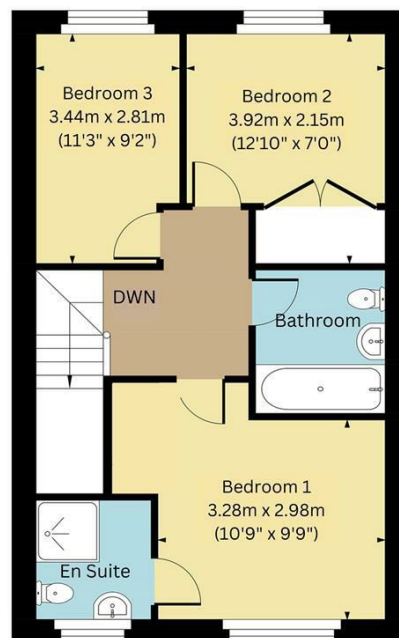


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Ground Floor



First Floor

Main House Approx. Gross Internal Area:- 88.02 sq.m 948 sq.ft

This plan is for illustrative purpose 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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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