



SYCAMORE GROVE

SOUTHAM, CV47 1EY

GUIDE PRICE £375,000
FREEHOLD

Set on a desirable road in the heart of the sought-after market town of Southam, this well-presented three-bedroom detached home offers spacious accommodation throughout. With excellent amenities on its doorstep, this lovely home has much to offer its next owners.

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- 3 Bedrooms • Garage • Driveway • Desirable Location • Close To Amenities • Enclosed Rear Garden • Conservatory



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Ground Floor:

- Upon entering the property, you are welcomed into a porch, which provides access to the main living accommodation within the home.
- Located at the front of the property, the lounge is flooded with natural light thanks to a large front-facing window, creating the perfect space for relaxing of an evening.
- Situated at the rear of the home, the fully fitted modern kitchen is well-appointed with a range of wall and base units. It features an integrated double oven, electric hob, washing machine, and dishwasher. This attractive space also provides access, via French doors, to the conservatory and offers ample room for a breakfast table.
- Just off the kitchen, the conservatory provides access to the rear garden via French doors and offers the perfect space to relax while enjoying views over the garden.

First Floor:

- The main bedroom is situated at the front of the property and offers a spacious double room. Bedroom two is another well-proportioned double room, located at the rear of the home.
- Bedroom three is located at the front of the home and would also lend itself perfectly as a home office or nursery.
- The family bathroom is conveniently located close to all bedrooms and features a modern, fully tiled suite, comprising a bath, separate shower cubicle, hand basin, and WC.

Garden, Exterior & Further Property Information:

- Leading outside, this lovely home is further enhanced by an enclosed rear garden, laid mainly to lawn, with a patio area perfect for al fresco dining during the summer months. Established foliage borders provide a wonderful sense of privacy.
- The property also benefits from off-road parking for multiple vehicles, gated side access, and an integral single garage complete with electrics. Further benefits include gas central heating and double glazing throughout.
- Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the perfect balance of rural and community living.

Further Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: D

EPC: D

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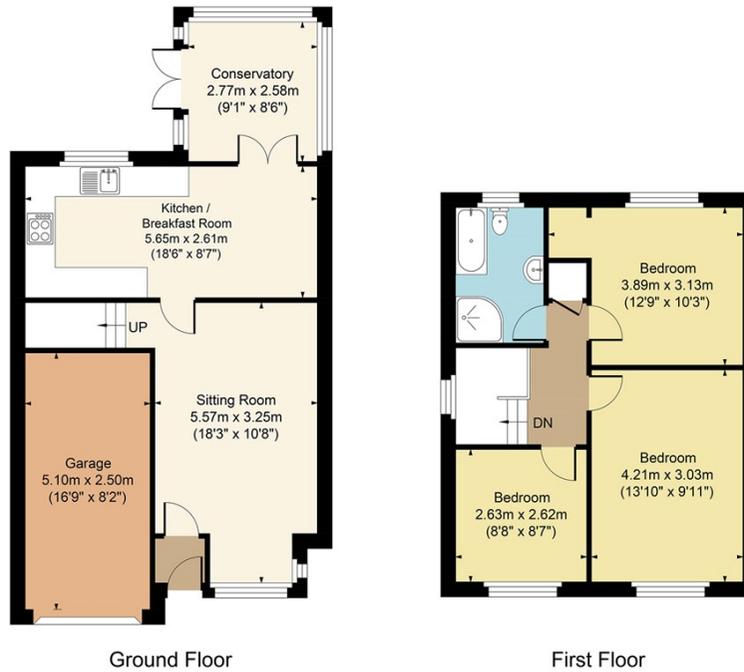


5 Sycamore Grove Southam CV47 1EY

Main House Approx. Gross Internal Area:- 85.99 sq.m. 926 sq.ft.

Garage Approx. Gross Area:- 12.75 sq.m. 137 sq.ft.

Total Approx. Gross Area:- 98.74 sq.m. 1063 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			85
(69-80) C		68	
(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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