

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Warton Lane

Austrey, Atherstone, CV9 3EJ

Asking Price £300,000

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Council Tax: C





# 3 Warton Lane

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## Front

Driveway to front with parking for multiple vehicles, lawn

## Dining Room

10' 5" x 8' 2" (3.05m 1.52m x 2.44m 0.61m)

Carpeted flooring, double glazed window to front, radiator, power points

## Study/Bedroom Three

10' 5" x 9' 3" (3.05m 1.52m x 2.74m 0.91m)

Carpeted flooring, double glazed window to front, radiator, power points

## Living Room

16' 3" x 11' 4" (4.88m 0.91m x 3.35m 1.22m)

Carpeted flooring, patio doors to rear, feature fireplace, radiator, power points

## Kitchen

14' 2" x 6' 1" (4.27m 0.61m x 1.83m 0.30m)

Double glaze window to rear, wall and base units, tiled splash back, built in oven and hob, stainless steel sink and drainer, plumbing for washing machine, door to garage, radiator, power points

## Downstairs WC

Tile effect laminate flooring, part tiled walls, low flush WC, hand wash basin

## Bedroom One

17' 7" x 9' 9" (5.18m 2.13m x 2.74m 2.74m)

Carpeted flooring, double glazed window to front, built in cupboard, radiator, power points

## Bedroom Two

10' 8" x 10' 3" (3.05m 2.44m x 3.05m 0.91m)

Carpeted flooring, double glazed window to rear, radiator, power points

## Bathroom

12' x 7' 3" (3.66m x 2.13m 0.91m)

Carpeted flooring, double glazed window to side, part tiled walls, low flush WC, sink and vanity unit, bath, built in cupboard, radiator

## Garage

16' 8" x 11' 3" (4.88m 2.44m x 3.35m 0.91m)

Door to kitchen, door to garden, ceiling light, power points

## Garden

Enclosed garden with lawn and mature borders



Road Map



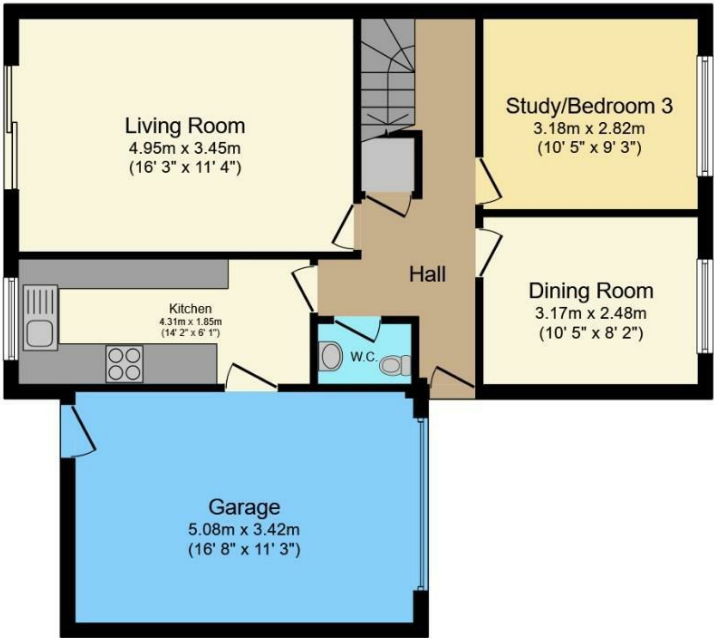
Hybrid Map



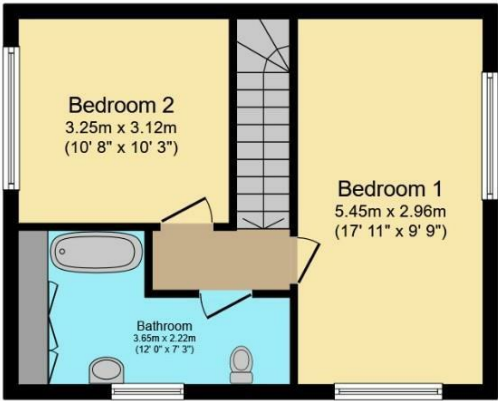
Terrain Map



Floor Plan



Ground Floor



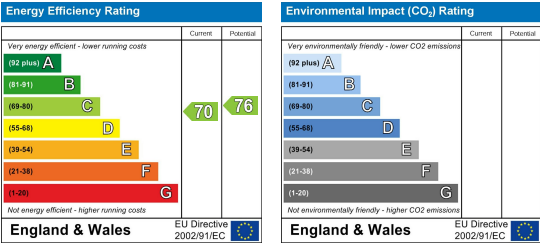
First Floor

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Viewing

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Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.