



A spacious and beautifully presented home, in a quiet cul de sac location within walking distance of Southam Town centre and the excellent facilities the town offers. Extremely well maintained and upgraded throughout, this lovely house has much to offer with a large sitting room, study, open plan kitchen diner, utility and w/c on the ground floor. On the first floor there are four good size bedrooms, the master bedroom en suite and a family bathroom. The home also benefits from an integral double garage, remote control gas central heating and UPVC double glazing throughout.

Walking into the home through a sizable, central entrance hallway there are doors accessing all the downstairs rooms and integral garage. Walking past the separate study you enter into the large sitting room with patio doors leading out into the rear garden allowing plenty of natural light to flood the room.

Flowing from the hallway is the open plan kitchen diner; this large, impressive modern kitchen is fitted with a range of wall and base units with granite worktops. The kitchen also benefits from a breakfast bar and a range of AEG integrated appliances such as a dishwasher, induction hob, oven with a built-in microwave above, warming tray, fridge freezer and there are double doors leading from the dining area into the garden. There is a useful utility room with space for white goods and a door leading out to the side of the property.

On the first floor there are four excellent bedrooms three of which have fitted wardrobes. The master bedroom has extensive fitted wardrobes and a refitted en suite comprising of a high pressure shower, wash hand basin and wc. There are three further well-proportioned double bedrooms two of which have fitted wardrobes. Lastly on this floor, there is the family bathroom with a fully fitted modern suite comprising of a bath with shower over, wash hand basin and wc.

The integral double garage has two single doors, one being electric and houses the boiler for the central heating. The front of the property has driveway parking for two cars and the front garden is laid mainly with lawn and some mature shrubs. The rear garden is fully enclosed and consists of a patio area, raised decked area, pergola and lawn with mature borders making it a great setting to relax and entertain.





Warwick Road, Southam

Sitting Room 19'10" x 11'0"

Bedroom Two 12'7" x 9'6"

Kitchen Diner 18'6" x 15'10"

Bedroom Three 10'1" x 10'1"

Study 9'8" x 6'7"

Bedroom Four 9'4" x 9'4"

Master Bedroom 16'6" x 11'8"

Double Garage 16'11" x 16'4"





Southam is a well established market town set in the beautiful South Warwickshire countryside. With a population of around 6,500 and a designated conservation area, Southam also offers a selection of shops, cafes, pubs, amenities and regular markets, as well as a lively community scene and a busy events calendar.

The town is centrally located between the towns of Leamington Spa and Rugby, with good transport links to lots of major centres. The Southam area is full of pretty villages, attractive canal waterways and lovely countryside. There are many interesting and exciting things to see and do and places to visit.

Southam has a varied range of small shops including a hardware shop, a pharmacy, library, grocery shops and a Tesco supermarket. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are lots of activities, groups and clubs in the town including Southam Lions, Rotary, Guides and Cubs. On the outskirts of the town is a well equipped Leisure Centre.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School and St James Church of England. There is an outstanding Ofsted secondary school at Southam College. All schools within the area are co-educational.

There are good road links to Leamington Spa, Gaydon, Banbury, Rugby and Coventry where you will find mainline railways to take you to Birmingham and London. The town enjoys easy access to the major road networks including M40, M6, M69 and M1, making it a very popular area to live.



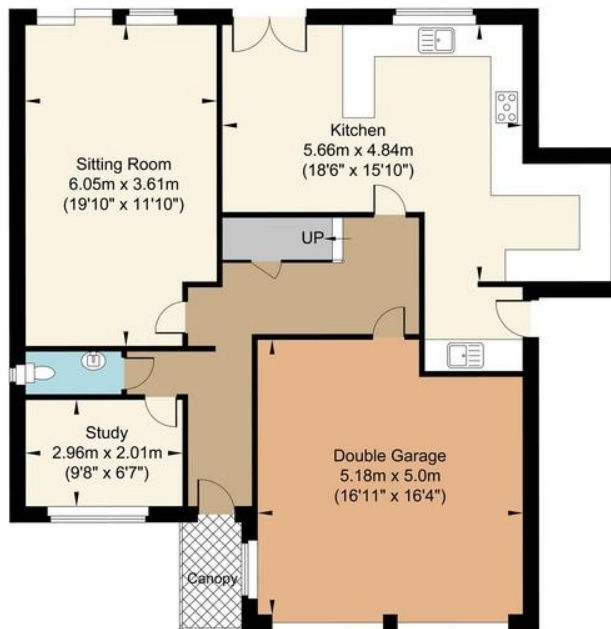




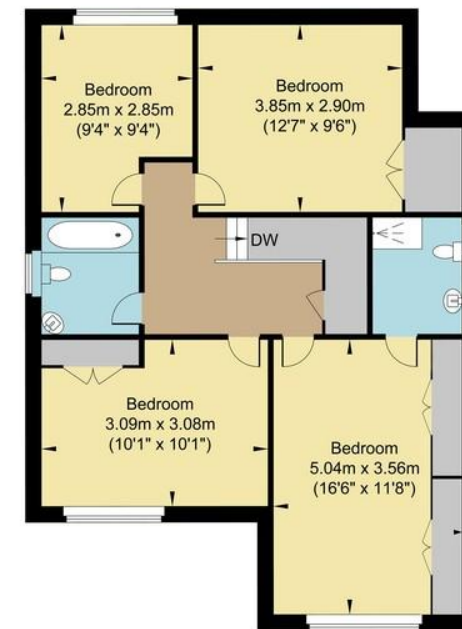
Warwick Road, Southam

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approx. Gross Internal Area:- 175.93 sq.m. 1893.69 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height

telephone number: 01926 81 82 88

www.insidehomeslimited.co.uk

company number: 9094280

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inside homes limited, clearwater business park, napton holt, warwickshire cv47 1na