



MAXWELLS



28 Lindsay Walk, Southam, Warwickshire. CV47 2UH
Guide Price £237,500 - Freehold



PROPERTY DESCRIPTION

The property is situated on a residential cul de sac and is set back from both the road and footpath with a front garden laid to lawn. A path leads to the front door which opens into a generous hallway with stairs rising to the first floor landing and doors opening to all ground floor accommodation.

The sitting / dining room is L-shaped with a dining area to the front, sitting area to the rear and open fire plus double glazed windows to both the front and rear aspects. The kitchen is brand new and located on the rear of the house. It is fitted with a range of attractive cabinets, worktops and a selection of appliances plus space for a fridge freezer and plumbing for a washing machine. There is a large storage cupboard and door leading to the enclosed rear garden.

From the first floor landing are doors leading to all bedrooms plus the bathroom with recently fitted sink and low level w.c. along with the bath.

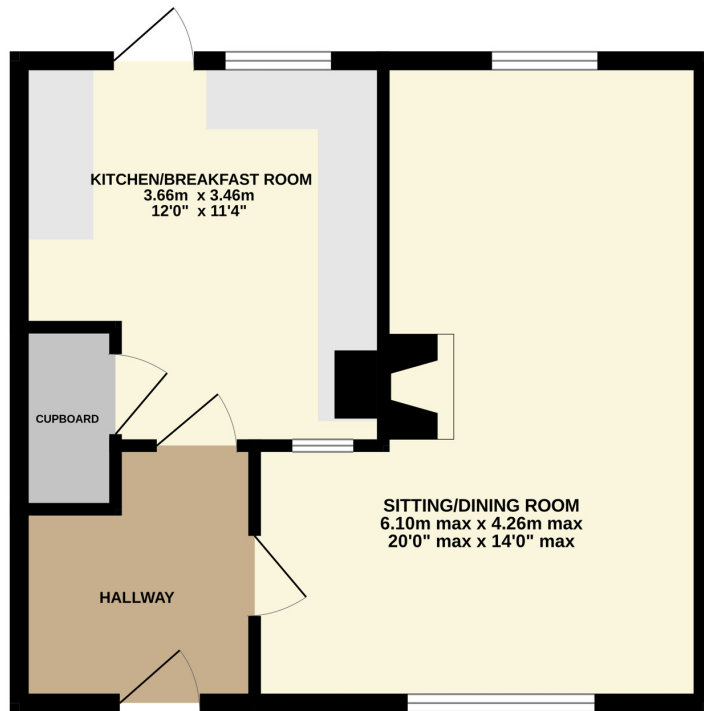
The rear garden is laid to lawn with two brick built garden stores adjacent to the rear of the house.

Agents Notes: There is a monthly maintenance fee payable for the upkeep of the communal areas, pathways, etc... of £61 paid monthly.

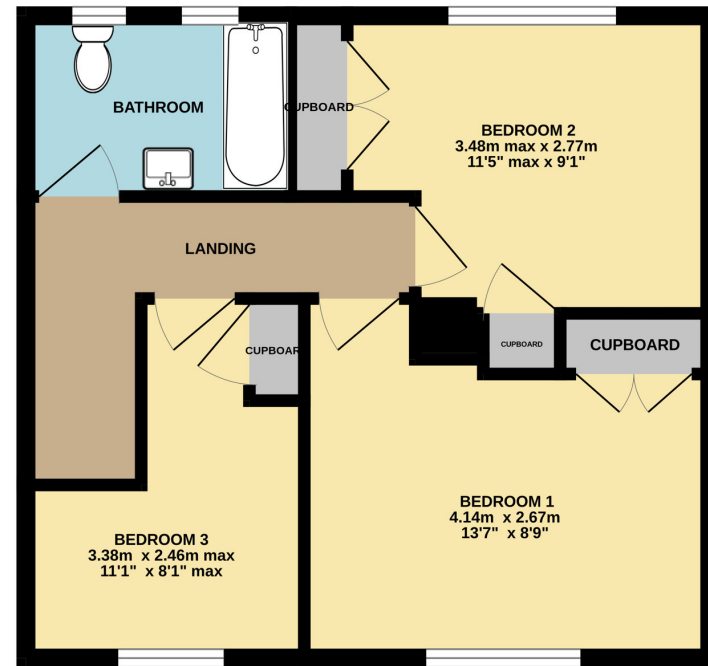
Services: we understand there is no mains gas to the village so the current heating and hot water is provided by electric fired central heating.

POINTS OF INTEREST

GROUND FLOOR
38.8 sq.m. (417 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (841 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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