



9 Lakin Drive

the platinumcollection...
HOUSES OF DISTINCTION...

9, Lakin Drive, Bishops Itchington

9, Lakin Drive, Bishops Itchington Southam, Warwickshire, CV47 2TE



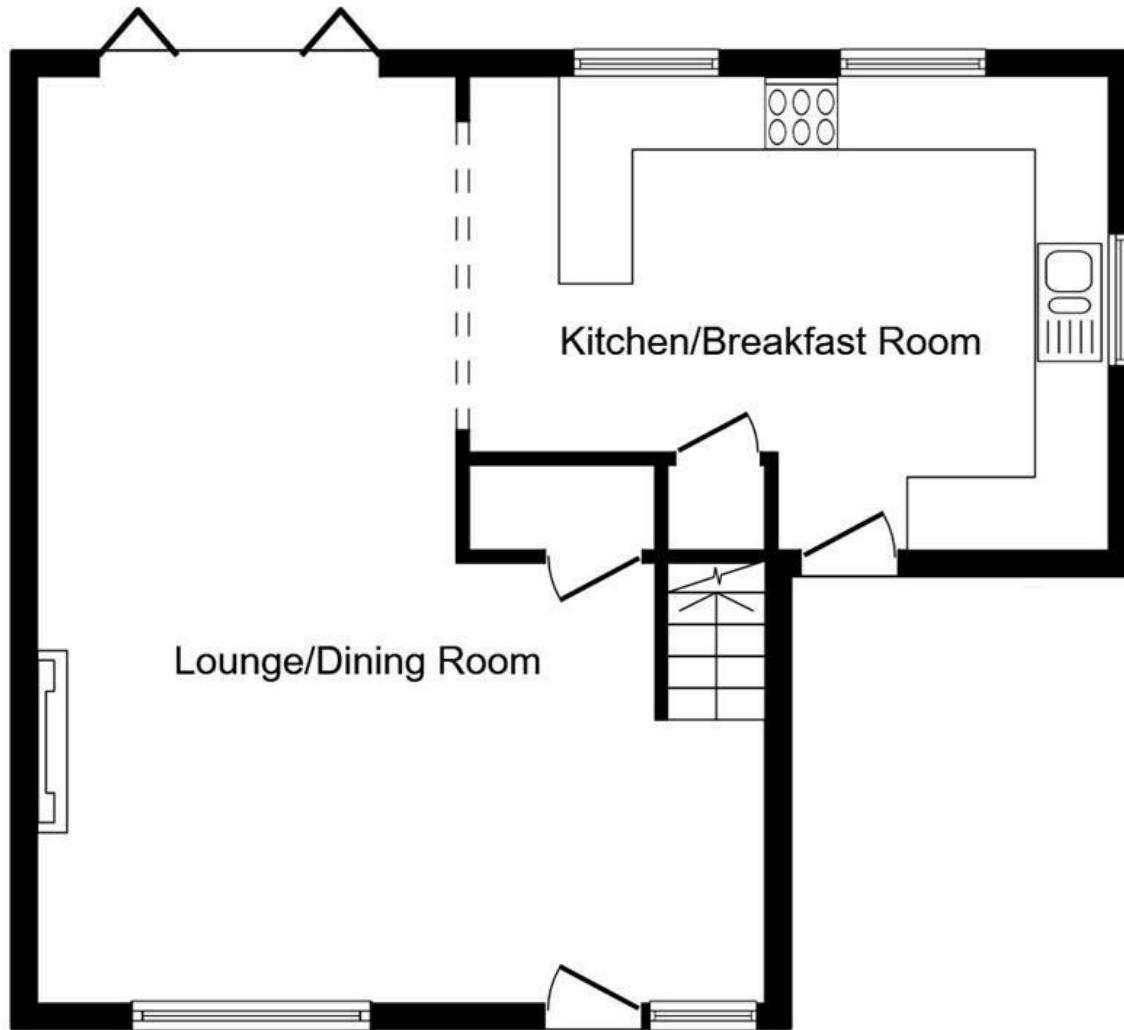
A beautifully presented and well proportioned, semi-detached home, with a garage and outside office space. Upon entering your greeted by a large open plan sitting room with fireplace. The stairs rise to the 1st floor and whereas turning left leads to the well-proportioned sitting room. From here there is access to the open plan kitchen, positioned at the rear of the property, French doors at the rear elevation leads you to the enclosed rear garden and converted garage into an outside office. The first floor houses a beautifully styled bathroom, two double bedrooms and a third smaller room. There is access to the loft via pull downstairs perfect for storage. Outside at the front, there is a lawned fore garden and tandem driveway.

Available immediately – Unfurnished



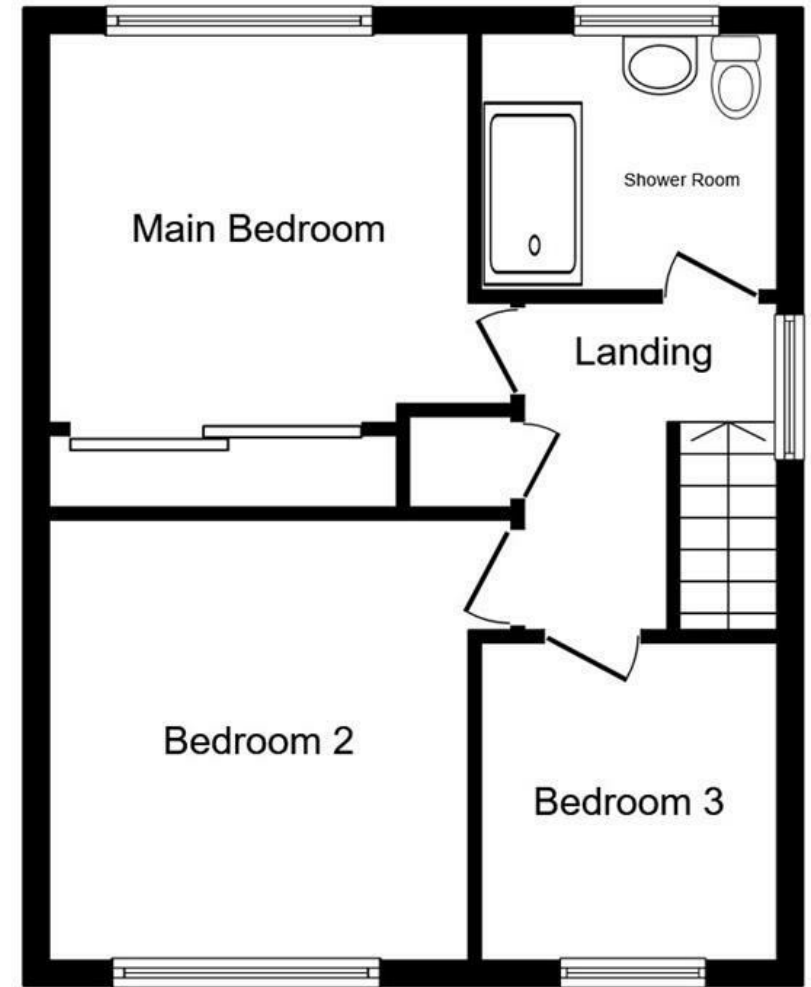
- Semi-Detached
- Three Bedrooms
- Family Bathroom
- Log Burner
- Open Plan Kitchen
- Landscaped Garden
- Off road parking for Two cars
- Outside Office
- Unfurnished
- Available Immediately





Ground Floor

Floor area 56.0 m² (603 sq.ft.)



First Floor

Floor area 45.1 m² (486 sq.ft.)

TOTAL: 101.1 m² (1,088 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

It's in the Details...

Living Room

Step into this warm and inviting living room through a stylish composite front door. The space features woodne flooring that complements the large front-facing window, allowing natural light to pour in. A charming log-burning fireplace serves as the focal point, creating a cosy atmosphere for relaxing evenings. Practicality is key, with a carpeted staircase leading to the first floor, a handy under-stairs storage cupboard, and additional built-in storage to keep your living area clutter-free.

Kitchen

This spacious open-plan kitchen is designed for both style and functionality. Fully tiled for easy maintenance, the room offers generous counter space, perfect for meal preparation or entertaining guests. It comes complete with a high-quality Rangemaster cooker, a dishwasher, and a washing machine. A convenient storage cupboard provides additional organisation, while a side door offers direct access to the front of the property, enhancing practicality.

Landing

The bright and airy first-floor landing acts as the central hub, connecting all three bedrooms and the family bathroom. A loft hatch with pull-down stairs leads to a spacious storage area, ideal for seasonal items or additional belongings.

Bedroom One

The principal bedroom is a well-sized double room, carpeted throughout for comfort. It features a built-in fitted wardrobe, ensuring ample storage, and a large rear-facing uPVC double-glazed window, offering lovely views of the garden. A radiator completes the space, making it warm and welcoming year-round.

Bedroom Two

This second double bedroom is equally spacious and versatile. Fully carpeted and equipped with a radiator, it also boasts a large uPVC double-glazed window, allowing for plenty of natural light. The room's neutral design provides an excellent canvas for personalisation.

Bedroom Three

The third bedroom, a cosy single, has been newly carpeted and features a front-facing uPVC double-glazed window. Perfectly suited for use as a child's room, additional home office, or a guest room, this space offers flexibility to meet your needs.

Family Bathroom

The modern family bathroom is fitted with a sleek walk-in shower for a luxurious experience. A uPVC double-glazed window allows natural light to brighten the space, while a towel radiator ensures warmth and comfort.

Garden

The rear garden is a peaceful sanctuary, featuring a paved area that leads to the office, alongside a spacious lawn. A gate at the end of the lawn opens up to the front of the property, offering a seamless connection between the two spaces.

Office

Nestled in the garden, this fully insulated office is a standout feature. Equipped with electrics, a radiator, and double-glazed windows and doors, it's perfect for remote working, creative pursuits, or a personal sanctuary.

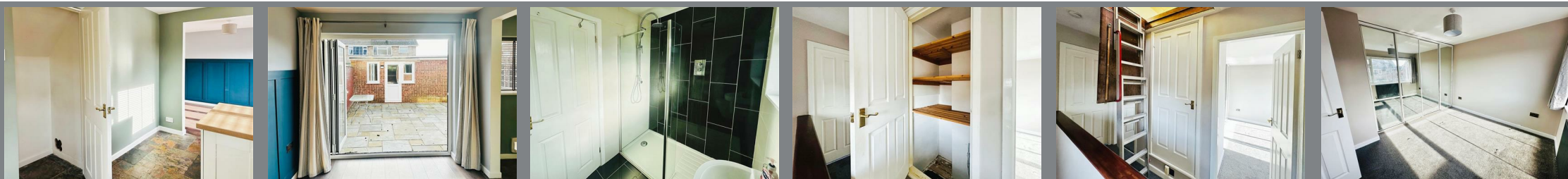
Parking

The property offers convenient and secure parking for two vehicles. One space is on the private driveway, while the other is situated in front of the garage to the rear, complete with a lockable post for added security.

Location

Located in a peaceful residential area of Bishops Itchington, this home enjoys a prime position for commuters, with excellent access to surrounding towns and transport links. A small play area is just a short stroll away, ideal for families. Outdoor enthusiasts will appreciate the abundance of nearby parks and green spaces, providing opportunities for leisurely walks, cycling, and more.

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.





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