



Lavendon Cottage | Anchor Lane | Harvington | WR11 8NR

Guide Price £380,000

COOPER & CO

Key features

- Extended character cottage
- Adorned in original features throughout
- 3 bedrooms
- 4 Reception rooms
- Generous Plot
- Detached garage
- Desirable quiet location
- ****VIEWINGS AVAILABLE 7 DAYS A WEEK****

Description

****BEAUTIFULLY PRESENTED & EXTENDED THIS CHARMING 3 BEDROOM COTTAGE IS SET IN A GENEROUS PLOT IN THE EVER POPULAR VILLAGE OF HARVINGTON WITH AMPLE PARKING, DETACHED GARAGE AND ADORNED IN ORIGINAL FEATURES THROUGH-OUT**** Internally, the property boasts three bedrooms, family bathroom, sun room, kitchen/diner, utility room, downstairs WC, lounge, dining room and conservatory.

Externally, the property benefits from a generous plot including front & side gardens with well planted and hedged borders, plants, shrubs, patio area, ample parking and detached garage and storage unit.



Sun Room

Tiled flooring underfoot, DG UPVC Windows to the front and both aspect, access to Kitchen/ Diner

Kitchen/ Diner

Tiled underfoot flooring, DG UPVC Window to the side aspect, kitchen sink with mixer tap, wall and base units surmounted by work surfaces, stand alone aga cooker double oven with double hob over, radiator and dining space with access to utility room, lounge and beyond

Utility Room

Wood effect vinyl flooring underfoot. worksurface and space for white goods. UPVC DG window to side aspect and external door with access to downstairs WC

Downstairs WC

Wood effect vinyl flooring underfoot, WC and wash hand basin

Lounge

Flagstone underfoot flooring, feature fireplace with surround, radiator, access to dining room, and conservatory with stairs leading to first floor

Dining Room

2X DG UPVC Windows to front & side aspects, external access to garden







Conservatory

Tiled flooring underfoot, DG UPVC Windows to front and side aspects with external access to garden.

Landing

Carpeted flooring. access to bedrooms 1, 2, and 3 and family bathroom

Bedroom 1

Wooden flooring underfoot radiator, triple built in wardrobes, 2x UPVC DG Windows to the front and side aspects

Bedroom 2

Carpeted flooring, radiator, built-in wardrobe. DG UPVC Window to the front aspect

Family Bathroom

Fully tiled walls, faux wood vinyl flooring underfoot, UPVC DG window to side aspect, stand alone wash hand basin, low flush WC, walk in shower and radiator.

Bedroom 3

Carpeted flooring underfoot, radiator, UPVC Window to the front aspect

Gardens

The property is approached via a gated private entrance opening up to a a graveled driveway with ample parking for 4 + cars and detached garage. This gives way to fabulous wrap-around front and side gardens with well planted and hedged borders and patio areas

Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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