



## 44 SPON LANE ATHERSTONE, CV9 2PD

**£230,000**  
**FREEHOLD**

Possibly one of the largest and best Two bedroom houses available in Grendon! Very good condition, this much improved and extended home in the sought after location of Grendon briefly comprises; Entrance hall, large open lounge/dining room, large kitchen/breakfast room, utility room and cloakroom/W.C. to the ground floor. To the first floor is a large four piece bathroom, master bedroom with Juliet balcony and walk in wardrobe, dressing/study area and second double bedroom. Externally there is ample off road parking to the front and secure enclosed rear garden with patio areas and out house, ideal as an office/gym. Viewing advised, no onward chain



## 44 SPON LANE

- Large Two bed semi detached • Vastly improved & extended • Large open lounge • Kitchen/breakfast room & Utility • Master bed with Juliet balcony • Ample off road parking & garden • Viewing strongly advised • No onward chain



### Hall

From composite double glazed door, tiled flooring, radiator, stairs to first floor and wall light.

### Lounge/Dining Room

23' 1" x 13' 6" (7.03m x 4.12m) Minimum Double glazed bay window to front and further window to side aspect, feature fire place with gas living flame fire, strip wood flooring, radiators, wall lights and under stair cupboard.

### Open Kitchen/Dining room

16' 2" x 15' 9" (4.93m x 4.81m) Maximum Double glazed window and French doors to garden, fitted with a range of eye and base level units with contrasting work surfaces over, single drainer sink unit with swan neck mixer tap, integral gas hob with oven beneath and extractor above, free standing breakfast bar unit with base unit storage, down lighters, radiator and tiled flooring.

### Utility Room

6' x 5' 1" (1.82m x 1.56m) Double glazed door to side, fitted work surface, plumbing for washing machine, space for dryer, tiled splash backs and flooring, down lighters and door to;

### Cloakroom/W.C

With low level W.C vanity wash basin, towel rail radiator, extractor fan, down lighters and tiled flooring.

### Landing

With double glazed window to side aspect, loft access and doors to;

### Master Bedroom

14' 10" x 13' 11" (4.52m x 4.24m) Double glazed window and Juliet balcony with French doors to rear, exposed timber flooring, radiator, down lighters door to walk in wardrobe with radiator, exposed timber flooring and double glazed window to rear.

### Bedroom Two

13' 7" x 8' 10" (4.13m x 2.68m) Double glazed window to front aspect, laminate flooring, radiator and over stair storage cupboard.

### Bathroom

10' 11" x 8' 3" (3.32m x 2.51m) Beautifully re fitted white suite with low level W.C, wash hand basin, square edge free standing bath, walk in double shower cubicle with curved glass screen, tiled wash areas and flooring and towel rail radiator.

### Front

To the front of the property is ample off road parking with secure gated side access to rear.

### Rear


To the rear of the property is a secure and enclosed garden laid mainly to lawn with paved patio area, further raised patio, brick out building ideal for use as a gym or home office which also offers a covered area to the rear, ideal for a BBQ! Outside lighting and tap.



## 44 SPON LANE





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 	

**EPC Rating:**      **Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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