



**2 Bed
Bungalow - Detached
located in Lighthorne**

Old School Lane
Lighthorne
Warwick
CV35 0AU



MARGETTS
ESTABLISHED 1806

Guide Price £275,000

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NOW UNDER OFFER... A rare opportunity to acquire a detached, two bedroom bungalow, right in the heart of this popular Warwickshire village with charming central village green. Property enjoys two good bedrooms and is offered for sale with no upward chain.

UNDER OFFER. A rare opportunity to acquire a detached, two bedroom bungalow, right in the heart of this popular Warwickshire village with charming central village green. The property enjoys two good bedrooms and is offered for sale with no upward chain.

Double glazed front door with matching side windows opens into the Reception Hall with laminate flooring, access to the roof space and off the landing there is an airing cupboard with hot water cylinder and slatted wooden shelving.

LIVING ROOM

15'1" x 11'1" reducing to 9'11"

with electric panel heater, wood burner, double glazed windows to two sides, and coved ceiling.

FITTED KITCHEN/DINER

15'3" x 8'11"

with wooden butchers block style work surfacing extending around the room incorporating a single drainer 1 1/4 bowl stainless steel sink unit with mixer tap and base units beneath, space for a 1 1/2 size range cooker, space and plumbing for washing machine, space for an American style refrigerator, tiled floor, double glazed window and door to the rear of the property.

SHOWER ROOM

has a fully tiled shower cubicle with adjustable shower, wash handbasin and low-level WC tiled floor, double glazed window, and heated towel rail.

BEDROOM ONE

16'0" max incl wardrobes x 9'5"

with double glazed windows to 2 sides and electric panel heater. The room enjoys a full height, full width range of fitted wardrobes with hanging rails.

BEDROOM TWO

10'3" x 8'2"

with double glazed window.

GARDENS AND PARKING

The property enjoys a corner plot with gardens sat behind a hedgerow with lawn and patio area. There is also an off-road car parking space.

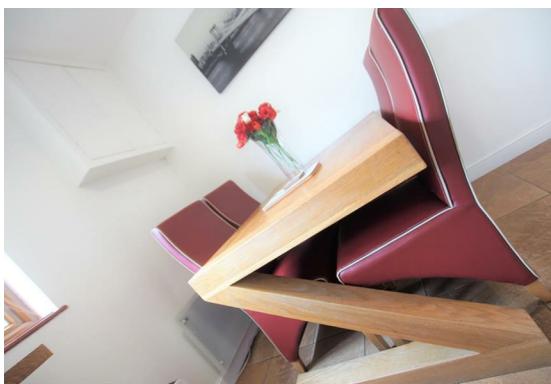
PLEASE NOTE: There is a right of way by foot for the adjoining property around the outside of the fence for access.

AGENTS NOTES

We understand all main services are connected except gas.

We understand the property is freehold.







Old School Lane, Lighthorne, Warwick, CV35 0AU



Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk



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