



**Three bed, semi-detached home**

**13 Lakin Drive  
Bishops Itchington  
CV47 2TE**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £298,500**

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## Price Guide £298,500

A beautifully presented and spacious three bedroom, semi-detached, family home enjoying good off- road parking, enlarged single garage, three good bedrooms, delightful living room and separate open plan kitchen/diner. The property enjoys double glazing and gas central heating and forms part of a sought-after South Warwickshire village. Ideal for the M40 and Midlands motorway networks.

### RECESS PORCH

with double glazed front door and matching side window opens into the

### BRIGHT AND AIRY RECEPTION HALL

with cloaks cupboard and further under stairs storage cupboard together with attractive half height panelling on all walls.

### LOUNGE - FRONT

12'11" x 11'1"

with large double glazed bow window to the front, radiator and laminate flooring.

### FULL WIDTH KITCHEN/DINER

17'1" x 11'10" reducing to 9'2"

with a comprehensive range of work surfacing and base units leaving space and plumbing for washing machine and dishwasher, one and a quarter bowl sink unit, electric hob, tall larder cupboard incorporating the electric oven and separate grill. Door opening to an under stairs larder cupboard, door to the side, rear window and sliding patio doors to the rear garden. In the dining area there is a further range of work surfacing with base units and eye level wall cupboards.

Staircase from the reception hall proceeds up to the

### FIRST FLOOR LANDING

with double glazed window to the side and airing cupboard with slatted wood shelf and also housing the Baxi gas fired combination central heating boiler. Access to the roof space.

### BEDROOM ONE - FRONT

12'10" max inc wards x 9'10" excl. recess

with double glazed window to the front, radiator and a range of fitted wardrobes.

### BEDROOM TWO - REAR

12'0" max x 9'9" excl door recess

with double glazed window and radiator.

### BEDROOM THREE - FRONT

8'10" x 6'11"

with radiator and double glazed window.

### BATHROOM

has a white suite with panelled bath having adjustable shower over, wash hand basin set into moulded vanity unit with cupboards beneath, low level WC with concealed cistern, heated towel rail, full height tiling on all walls, downlighters, and obscured double glazed window.

### OUTSIDE

#### TO THE FRONT OF THE PROPERTY - PARKING

there is a block paved drive providing parking with shaped lawn to the side.

#### TO THE REAR OF THE PROPERTY

there is an enclosed garden with patio.



**LARGER THAN AVERAGE SINGLE GARAGE**

21'10" x 10'2" reducing to 7'6"

with up and over door, electric light and power and personal door at the back of the garage into the garden.

**GENERAL INFORMATION**

We understand the property is freehold and all mains services are connected.



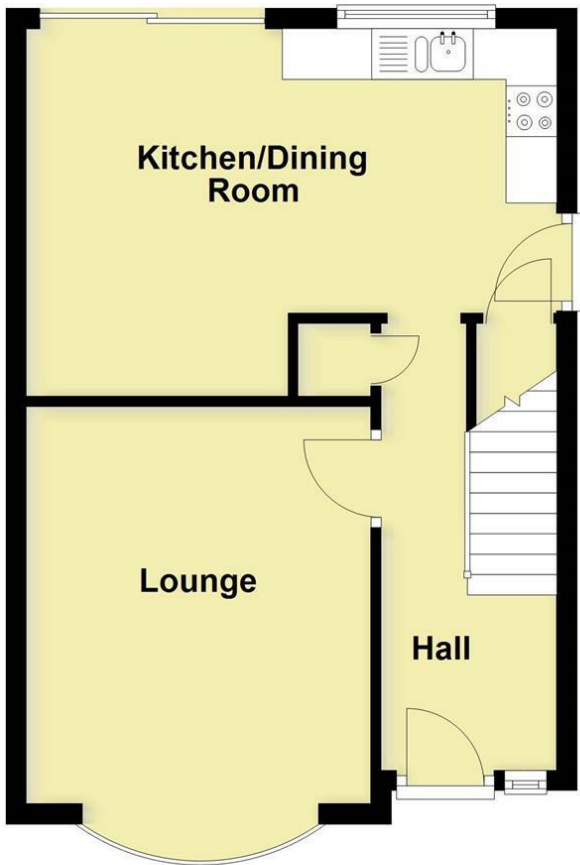


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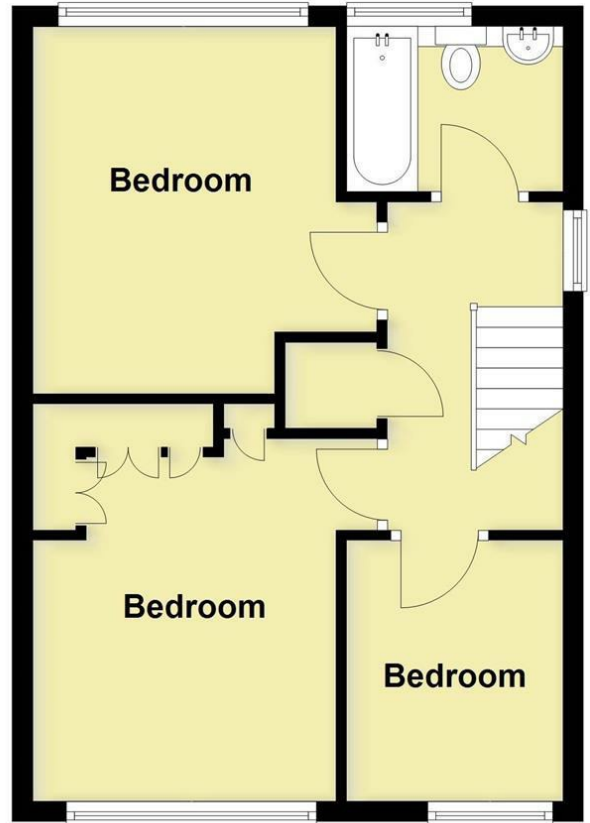
## Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)




## First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [lettings@margetts.co.uk](mailto:lettings@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)



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