



Brook Lane, Moreton Morrell

*Distinctive  
Collection*





# Brook Lane

Moreton Morrell, CV35 9AT

Price guide €550,000

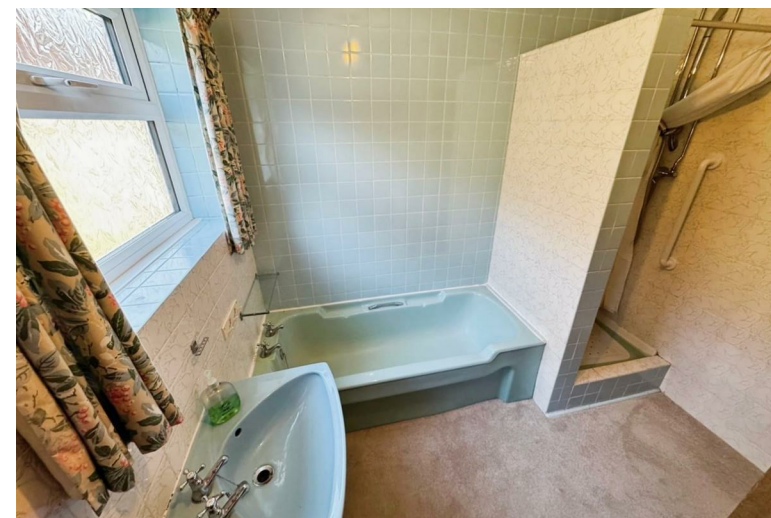
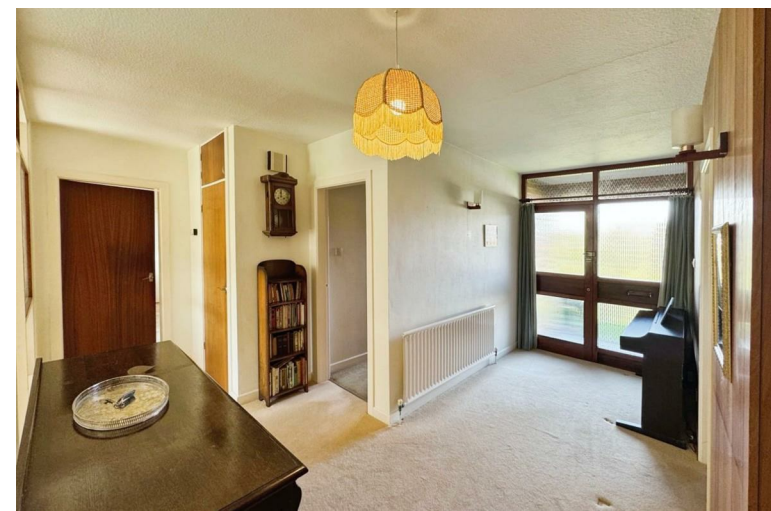
Located in the charming village of Moreton Morrell, Warwick, this delightful detached bungalow on Brook Lane offers a wonderful opportunity for those seeking a spacious and versatile home. With a generous area of 1,507 square feet, the property features three well-proportioned double bedrooms, making it ideal for families or those wishing to accommodate guests.

The bungalow boasts a welcoming entrance hall, a good sized living room, perfect for relaxation and entertaining, further entertainment space is provided by the kitchen diner. The south-facing garden is a standout feature, offering ample sunlight throughout the day and a lovely outdoor space for gardening or enjoying al fresco dining.

While the property is in need of modernisation, this presents a unique chance for buyers to personalise, enhance and extend the home to their taste. With no upward chain, the process of moving in can be swift and straightforward, allowing you to settle into your new abode without delay.

Parking is a breeze with space for multiple vehicles on the driveway, the carport and even in the garage, ensuring that both residents and visitors can enjoy hassle-free access. Embrace the potential of this property and make it your own in the picturesque setting of Moreton Morrell.



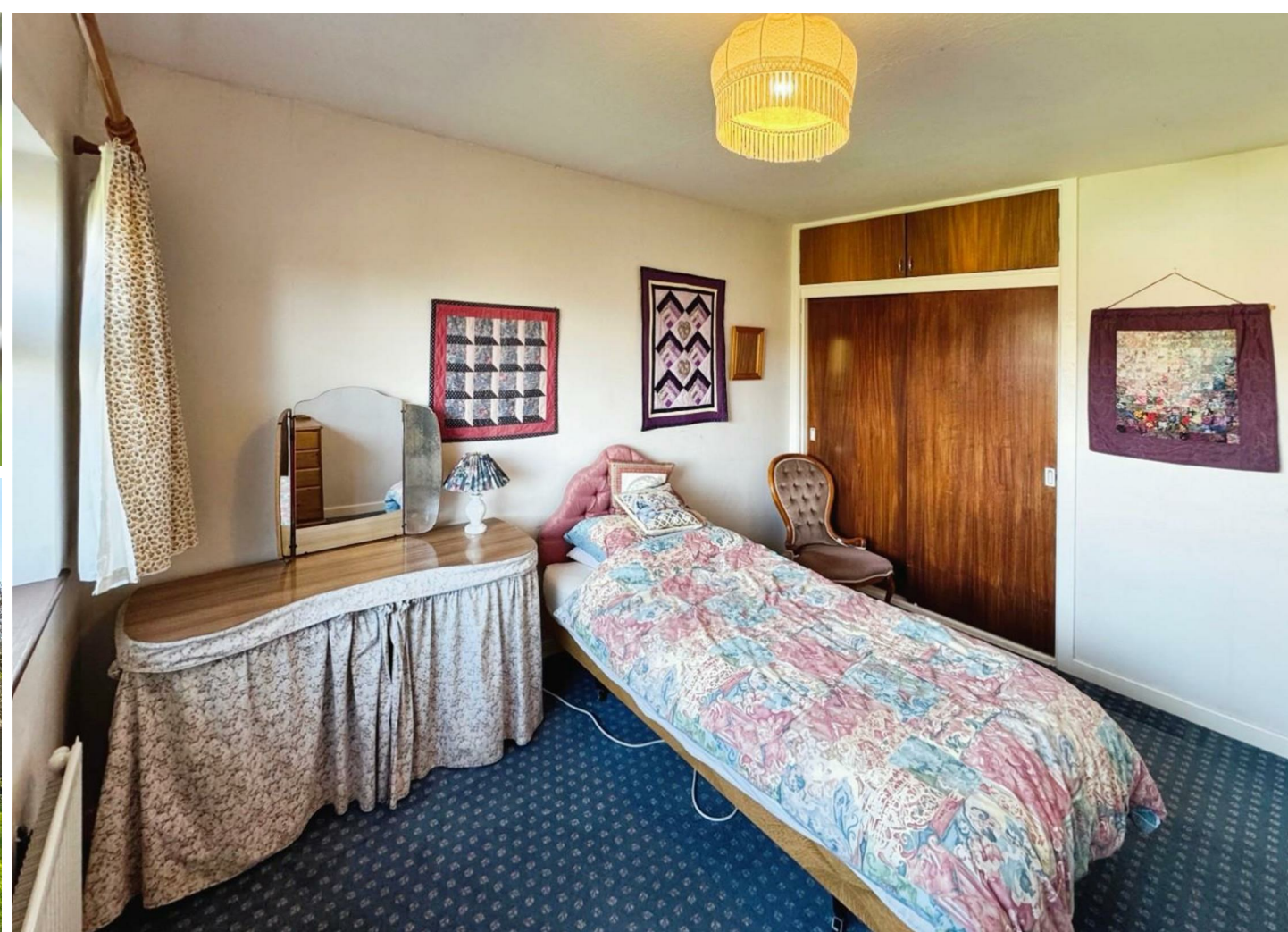


## Location

Located in the pretty village of Moreton Morrell we are delighted to offer for sale this three double bedroom detached home. The village benefits from a well respected primary school, a pub as well as a 'Real Tennis Court' (one of only 24 in the UK!) there is also an agricultural college which was founded in 1948. Moreton Morrell is located approx 7 miles outside of Warwick, just over 8 miles from Leamington Spa and 10 miles from Stratford Upon Avon town centres. All being well connected with train stations, shops, hospitals and a number of well respected schools. For those who commute, the location is particularly advantageous, with the M40 and A46 just a stone's throw away. This accessibility allows for easy travel to nearby towns and cities, making it a perfect choice for professionals who require a balance between village life and urban convenience.











# The Property

## Entrance

Entrance to the property is via a covered porch which leads to the glazed, wooden framed front door. This opens up in to a light and bright entrance hall which gives access to all rooms. Being carpeted to floor and with neutral decor to walls and ceiling with wooden panelling to one wall, light point to ceiling and to wall, loft access to ceiling and there is an oil fired central heating radiator.

Two storage cupboards, the first one being a useful coats cupboard with motion sensor lighting and the other more of an airing cupboard which houses the lagged hot water tank.

## Kitchen Diner

13'10" x 12'10"

The kitchen area has tile effect cushioned flooring with a continuation of the neutral decor to walls and ceiling, some wooden panelling to wall which also continues in to the dining area, florescent light point to ceiling, double glazed window and door to side elevation leading out in to the rear lobby/veranda. The kitchen is fitted with a range of base and wall units with a cream frontage with a melamine work surface, cream tiled splash back and a serving hatch. Integrated electric oven, microwave, ceramic electric hob and a stainless steel one and a half bowl sink with matching drainer, various electric sockets, fused switches and the Potterton heating controls.

To the dining area there are carpet tiles to the floor and wooden panelling to the walls. Light point to ceiling and an oil fired central heating radiator.

## Living Room

17'1" x 19'6" (max)

From the entrance hall, an obscure glazed door gives access in to the living room. Being carpeted to floor and having neutral decor to walls and ceiling with one feature wooden panelled wall. Large, double glazed, sliding doors which lead out in to the south facing garden with an additional double glazed panel to side elevation letting in a huge amount of natural light. Spotlights to ceiling, skirting central heating radiators to all walls, electric sockets and a TV point. Open fireplace with a granite hearth, brick surround and a granite mantel.

## Study/Dressing Area

11'11" x 8'0"

Accessed off the entrance hall and being carpeted to floor with neutral decor to walls and ceiling, large double glazed window to front elevation, oil fired central heating radiator below, light point to ceiling and fitted storage provided by double, wooden sliding doors with blanket storage over.

Three carpeted stairs lead up in to the bedroom.

## Bedroom One

12'2" x 17'2" (max)

Carpeted to floor with neutral decor to walls and ceiling, double glazed window to side elevation, oil fired central heating radiator below, two light points to wall. Velux window to ceiling with blind fitted.

Wooden door to en-suite shower room.

## En-Suite Shower Room

Having a continuation of the carpet and neutral decor, walls being tiled to full height in the walk in shower and to half height around the basin and toilet, oil fired central heating radiator, light point and extractor to ceiling. Fitted with a walk in shower with a Mira electric shower fitted, white basin and a white low level WC.

### Bedroom Two

11'8" x 13'11"

Accessed off the entrance hall and being carpeted to floor with neutral decor to walls and ceiling, large double glazed window to rear elevation, oil fired central heating radiator below, light point to ceiling and an array of fitted storage comprised of wardrobes, vanity unit and blanket storage at high level.

### Family Bathroom

Accessed off the entrance hall having a four piece suite comprising of walk in shower with chrome shower controls, bath, toilet and basin. Carpeted to floor and walls being tiled to full height in the walk in shower bath, toilet and sink with a feature wooden panelled wall, two obscure glazed, double glazed windows to side elevation, light point to ceiling, shaver point and an oil fired central heating radiator.

### Bedroom Three

10'0" x 11'6"

Accessed off the entrance hall and being carpeted to floor with neutral decor to walls and ceiling, large double glazed window to front elevation, oil fired central heating radiator below and there is a light point to ceiling. Fitted storage provided by double, wooden sliding doors with blanket storage over.

### Rear Lobby/Veranda

Located off the kitchen and giving access out to the side of the property is a useful covered walkway. Being wooden framed with large glazed panels, a polypropylene roof, light point to wall, electric socket and space and plumbing for washing machine.

Double doors open up in to the boiler room which houses the oil tank and the floor standing boiler, light point to ceiling and an electric socket.

A single door gives access in to the "gardeners toilet" which has a white low level WC, white basin, light point to ceiling and an obscure glazed window.

### Outside

To the rear of the property is an attractive, south facing garden with large patio and paved pathways leading down both sides of the property to the front. The majority of the garden is laid to lawn with well stocked and mature beds, a central pond, an archway to the rear of the property and wooden gate which leads out to the allotments.

To the front of the property a tarmac driveway providing off street parking for a number of vehicles with a large, lawned fore garden and steps leading up to the front of the property, a car port and a single garage. The garage measures 5.470m x 2.587m (17'11" x 8'5") with cement flooring, a light point to ceiling.

### Council Tax

We understand the property to be Band F.

### Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.

# General Information

**Tenure:** We believe the property to be freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water and electricity are believed to be connected to the property. Please note there is no mains gas at the property with the central heating being oil fired.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

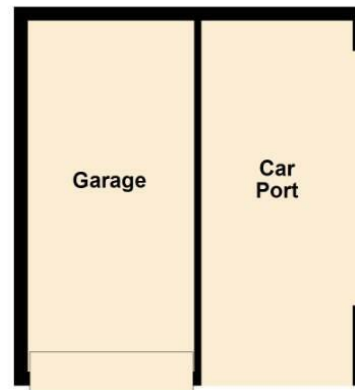
The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Lowest Ground Floor



Ground Floor



Total area: approx. 140.0 sq. metres (1507.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		77
		EU Directive 2002/91/EC

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