

**BROOK LANE, MORETON MORRELL CV35 9AT**



**TWO DOUBLE BEDROOM MID TERRACE PROPERTY, WITH COUNTRYSIDE VIEWS**

- **Two double bedrooms**
  - **Breakfast Kitchen**
- **Sitting room with wood burning stove**
  - **Ground floor bathroom**
- **Driveway parking for several cars**
- **Large garden with open countryside views**
  - **Completed chain**

**2 BEDROOMS**

**PRICE GUIDE £275,000**

Nestled in the charming village of Moreton Morrell, this delightful two-bedroom mid-terrace house on Brook Lane offers a perfect blend of comfort and countryside living. The property boasts two spacious double bedrooms, ideal for families or those seeking extra space for guests or a home office.

As you enter, you are welcomed into a cosy sitting room, complete with a log burner that creates a warm and inviting atmosphere, perfect for relaxing evenings. The well-appointed breakfast kitchen provides a lovely space for culinary endeavours and casual dining, making it the heart of the home.

Convenience is key with a downstairs bathroom, ensuring ease of access for all residents and visitors. The property also features driveway parking, accommodating multiple vehicles, which is a rare find in such a picturesque setting.

One of the standout features of this home is the large garden that extends to the rear, offering stunning open countryside views. This outdoor space is perfect for entertaining, gardening, or simply enjoying the tranquillity of rural life.

With its combination of modern comforts and scenic surroundings, this mid-terrace house is an excellent opportunity for those looking to embrace a peaceful lifestyle in Warwickshire. Whether you are a first-time buyer or seeking a charming retreat, this property is sure to impress.

### **Frontage**

At the front of the property there is a paved driveway that provides off road parking for a number of cars, a paved path then leads down to the front door.

### **Entrance**

Stepping through the partially glazed front door you enter the L shape entrance hall. Having tiled flooring, two light points to ceiling, a radiator and carpeted stairs to the first floor landing.

### **Bathroom 5'10" x 7'3" (1.797 x 2.225)**

Off the hall is the only bathroom in the property which has a panelled bath with shower over, pedestal wash hand basin, low level flush wc, walls are partially tiled, wall mounted heated towel rail, obscure glazed window to front elevation, light point to ceiling and tiled floor.

### **Sitting Room 13'4" x 11'1" (4.083 x 3.386)**

maximum measurements

The sitting room has a lovely cosy feel as it has a log burning stove and exposed beams. Having a window to front elevation, two light points to ceiling, wood effect flooring and a radiator.

### **Breakfast Kitchen 14'2" x 8'0" (4.342 x 2.453)**

Continuing through to the rear of the property you have the breakfast kitchen. From here you have a lovely view down the garden and the fields beyond.

Having a number of wall and base units, integrated appliances include a washing machine, tumble dryer and dishwasher. There is also an electric fan oven with a four ring electric hob set into the worksurface and a stainless steel extractor hood above. Recessed spotlights to ceiling, a radiator, space for an undercounter fridge, single bowl stainless steel sink set into worksurface with tiled backsplash, tiled floor, large under stair storage cupboard, two windows to rear elevation and an partially obscure glazed door gives access outside.

### **First Floor Landing**

Carpeted stairs lead up to the first floor landing where there is a light point and access to loft void to ceiling (the loft has no ladder and is not boarded), there is also a deep recess area with further door giving access into the airing cupboard where the foam covered immersion tank is located. This would be a convenient place to put in an upstairs wc.

**Bedroom One 14'3" x 8'4" (4.352 x 2.562)**

Located at the rear of the property and formally two bedrooms, this spacious room offers terrific views of the countryside at the rear of the property. Having two windows to rear elevation, carpet to floor, two light points to ceiling and a radiator.

**Bedroom Two 14'2" x 10'0" (4.338 x 3.072)**

maximum measurements

Located at the front of the property and another good sized double bedroom. Having window to front elevation, carpet to floor, light point to ceiling and a radiator.

**Rear Garden**

Stepping out from the kitchen there is a patio area, but the majority of the garden is laid to lawn. At the bottom of the garden there is a seating area, which is laid with decorative stone and has a timber pergola. The perfect place to sit out and enjoy the views on offer.

**Services**

All mains services are believed to be connected, bar gas/oil

**Council Tax**

We understand the property to be Band B

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

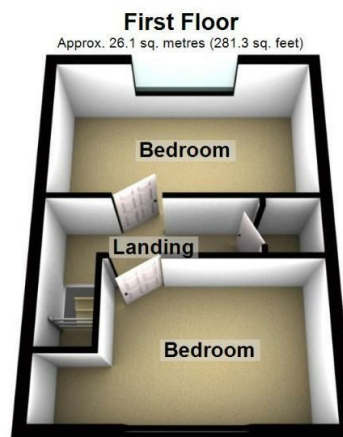
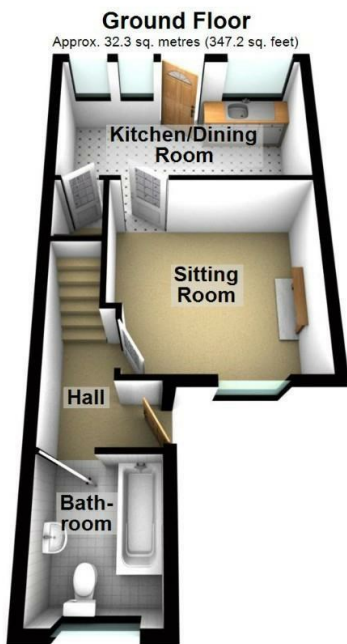
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Total area: approx. 58.4 sq. metres (628.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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