





# FOR STARTERS



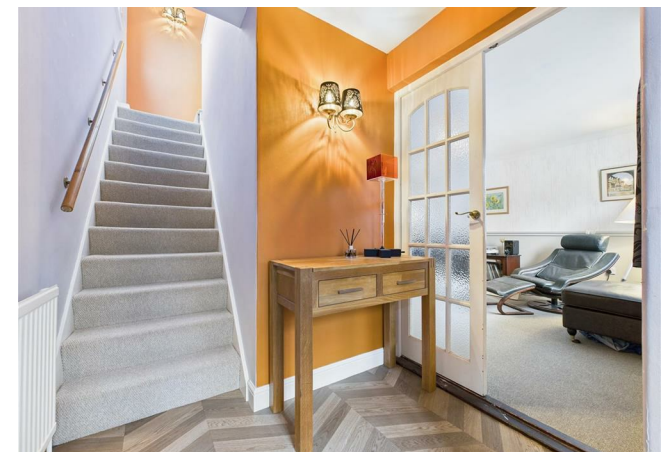
OFFERS IN EXCESS OF  
£350,000

## MAIN COURSE

A fantastic opportunity to acquire a larger-style three-bedroom semi-detached family home, positioned in the heart of the ever-popular village of Hampton Lucy. Being offered with NO ONWARD CHAIN, this charming and well-regarded village is nestled just a stone's throw from historic Charlecote and offers easy access to Stratford-upon-Avon, Warwick and Leamington Spa. Hampton Lucy is particularly sought after for its strong sense of community and excellent amenities, including a highly regarded primary school, public house, church, local bus routes and an abundance of countryside walks.

Upon entering the property, you are welcomed into a spacious entrance hallway, offering ample room for coats, shoes and everyday storage. To the left of the hallway is a highly versatile second reception room, which could equally serve as a fourth bedroom if desired. This room benefits from direct access to a convenient en-suite shower area complete with shower, WC and wash hand basin.

To the other side of the hallway is a generous and inviting living room, featuring a cosy gas fireplace and enjoying delightful views across to the village church, creating a wonderful focal point. Flowing through from the living room is a good-sized kitchen breakfast room, offering plenty of cupboard storage and worktop space, ideal for family living and entertaining. Leading off the kitchen is a bright conservatory, which provides a lovely transition through to the rear garden.

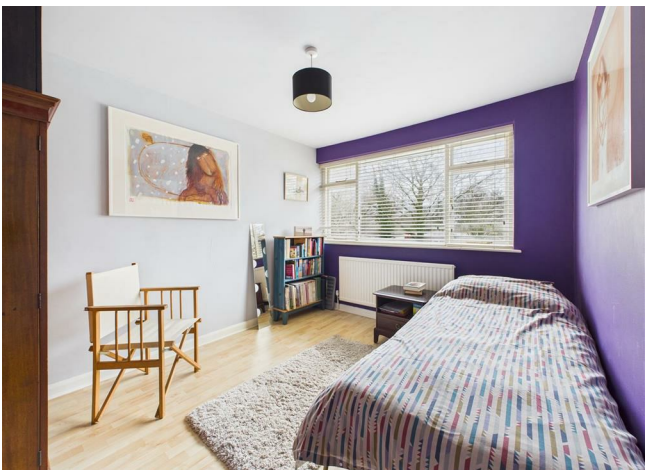
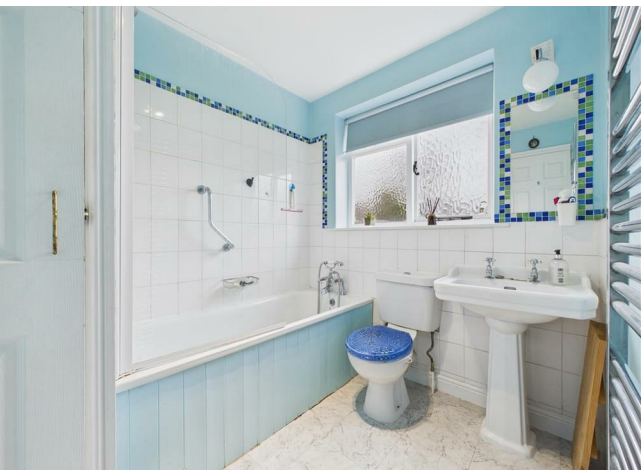




The first floor offers a spacious landing and three well-proportioned bedrooms. The principal bedroom is positioned to the rear of the property and benefits from impressive floor-to-ceiling fitted wardrobes. Bedrooms two and three are located to the front, both enjoying attractive views of the church. The main family bathroom is also found on this level and is notably spacious, providing excellent potential for modernisation.

Externally, the rear garden is private, low maintenance and ready to be transformed to suit the next owner's tastes. There is also gated side access. To the front of the property is a driveway providing off-road parking for multiple vehicles as well as a handy storage area to the left.

With its flexible layout and prime village location, early internal viewing is strongly recommended.



# KEY INGREDIENTS

-  Tenure  
Freehold
-  Council Tax  
Band - D
-  EPC  
Band - D
-  North East Facing
-  All Mains Services  
Connected
-  Gas Central Heating

  
Hampton Lucy C of E  
Primary

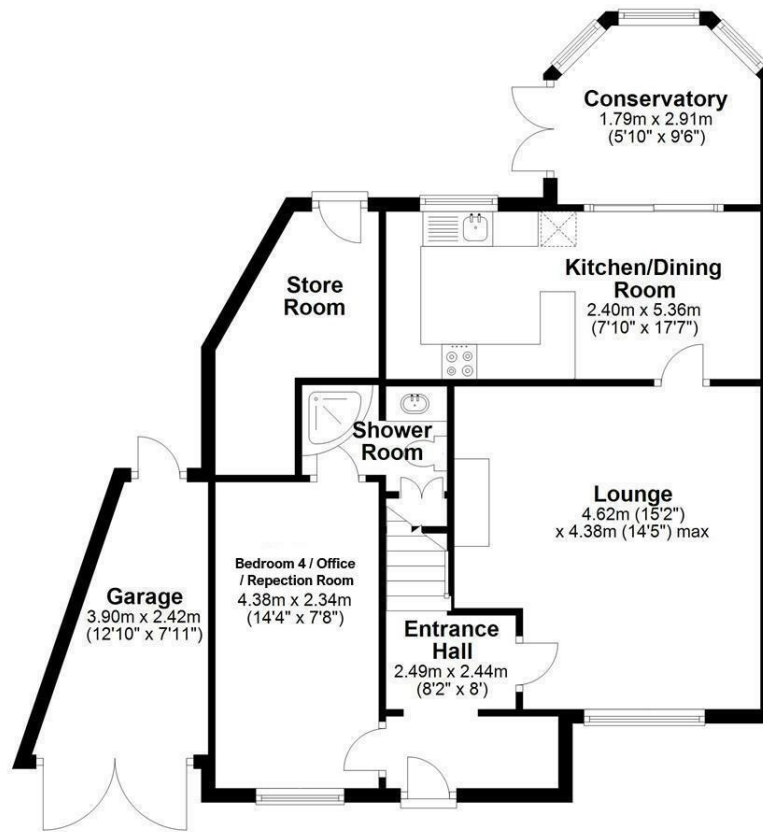
**WHY NOT TAKE  
A LOOK INSIDE?  
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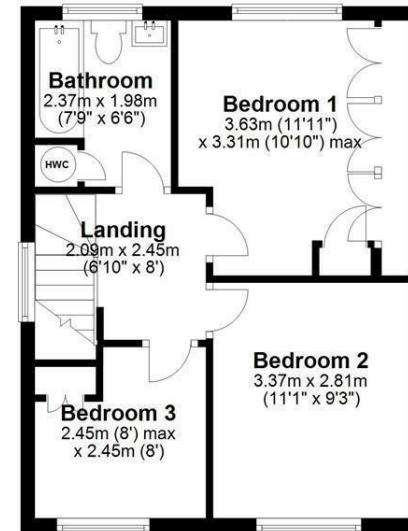
### Ground Floor

Approx. 74.6 sq. metres (802.7 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 113.1 sq. metres (1217.6 sq. feet)

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