



Plot 36, Bungalow, Lilac

Long Itchington,
Southam

CV47 9PY

SBK | SHELDON
BOSLEY
KNIGHT

Exceeding the Standard

Plot 36, Bungalow, CV47 9PY

Stamp Duty Paid & Flooring Included*

Plot 36: The Bungalow

- * Freehold Property
- * Spacious detached dormer bungalow
- * End of CUL-DE-SAC position
- * Garage & driveway parking
- * Open plan kitchen/dining area
- * Stylish living area
- * Study/3rd bedroom
- * Dining room
- * Large DOUBLE bedrooms
- * Two bedrooms with en suite

The Bungalow is a two bedroom home featuring a kitchen/breakfast area and a spacious living area with French doors leading to the rear garden. A separate dining room and study complete this floor. Upstairs is home to a spacious master bedroom featuring fitted wardrobes and an en suite shower bathroom, along with another double bedroom with an en suite shower room

Room Dimensions

Ground floor

Lounge - 3.30 x 5.33

(10'10" x 17'6")

Kitchen Breakfast - 5.09 x 3.84

(16'9" x 12'7")

Dining room - 3.30 x 3.27

(10'10" x 10'9")

Study - 2.30 x 2.97

(9'6" x 9'9")

Utility - 2.90 x 1.71

(9'6" x 5'7")

Cloaks -

First floor



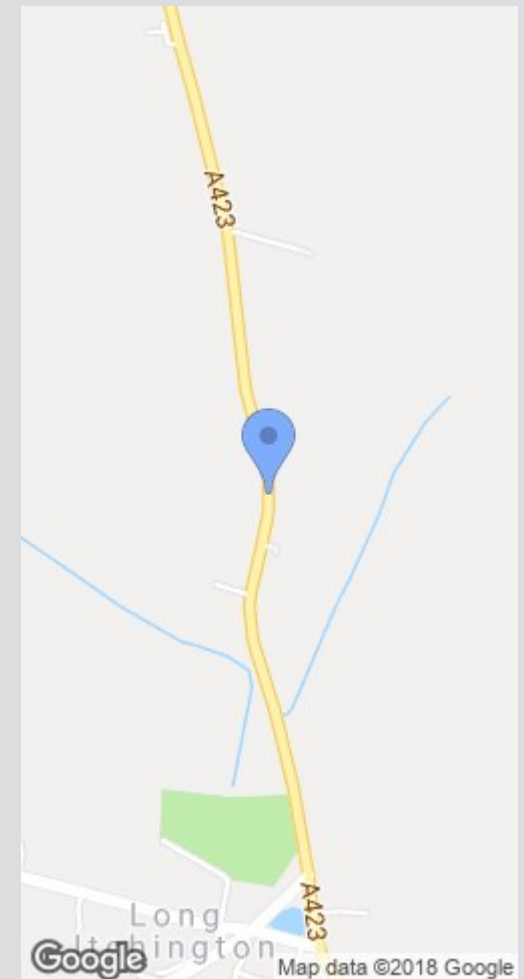
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Directions





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	

Environmental Impact (CO₂) Rating

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

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