



25 Newborough Close,  
Austrey, CV9 3EX





£315,000

### GENERAL

A delightful family house with spacious well planned accommodation and a pretty garden. On the ground floor, there is a superb open plan sitting room with dining area which opens onto the garden, breakfast kitchen and home office. On the first floor, there are three bedrooms, all of which are doubles and a bathroom with separate shower. Outside, there is a large tandem garage and a pretty landscaped garden.

### LOCATION

The house is located in the popular rural village of Austrey, which although in North Warwickshire lies close to the boundaries of Staffordshire, Leicestershire and Derbyshire. Austrey is an active village with a village shop/post office, primary school, two churches, a public house and a village hall. A wider range of amenities are available in Tamworth and Ashby-de-la-Zouch. The village is close to the M42 which provides links to Birmingham, Leicester, Coventry, Derby and Nottingham. Rail services are available in Tamworth and Nuneaton and the two international airports at Birmingham and East Midlands are easily accessible.

### THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

### RECEPTION HALL

Cloaks cupboard, separate under stairs storage cupboard, balustrade staircase rising to first floor. Central heating radiator.

### CLOAKROOM

With a low flush lavatory, wash hand basin, central heating radiator.



### SITTING ROOM

6.02m red to 3.35m x 5.13m (19'9" red to 11' x  
A superb open plan living space with room for a dining area. There is a fireplace with electric fire, coving to the ceiling, three central heating radiators and sliding patio door opening onto the garden.

### HOME OFFICE

3.12m x 2.74m (10'3" x 9')  
Overlooking garden. Central heating radiator.

### BREAKFAST KITCHEN

4.22m x 3.48m (13'10" x 11'5")  
The kitchen is fitted with an extensive range of base and wall units with heavy oak work surfaces and includes a central island with breakfast bar. Integrated appliances include a five ring gas hob and two ovens, both of which have grills. There is plumbing for a washing machine, tiling to splashback areas and an inset sink and drainer unit. There is a back door opening into a STORM PORCH.

### ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

### FIRST FLOOR LANDING

Opening off the landing are the three bedrooms and the family bathroom.

### BEDROOM ONE

4.42m x 2.57m (14'6" x 8'5")  
Overlooking the garden. Double wardrobe. Central heating radiator.

### BEDROOM TWO

3.43m x 2.77m (11'3" x 9'1")  
Fitted wardrobe. Central heating radiator.

### BEDROOM THREE

3.20m x 2.51m (10'6" x 8'3")  
Overlooking garden. Central heating radiator.

### BATHROOM

Suite comprising a panelled bath, low flush lavatory and wash hand basin. Shower cubicle with electric shower and central heating radiator.

### OUTSIDE

To the front of the house is a lawned foregarden with drive leading to the DETACHED TANDEM GARAGE.

### THE GARDENS

The gardens have been beautifully landscaped. There is a patio adjoining the house with a further sheltered terrace, perfect for al fresco dining and entertaining. The garden is principally lawned with well stocked flower and herbaceous borders.

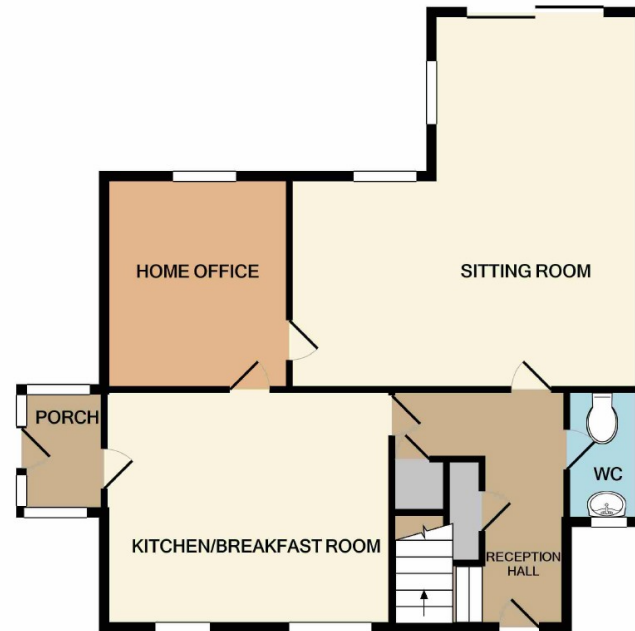
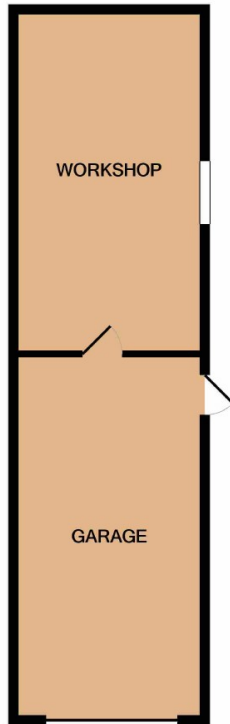


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>80</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

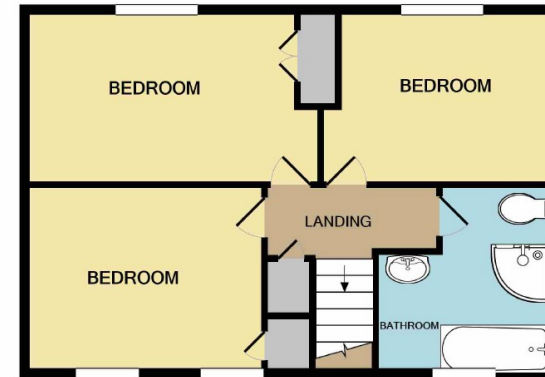








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2021



**Important Notice:** Fox Country Properties Limited trading as "Fox Sales & Lettings", their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



The Manor, Main Street, Tur Langton, Leics LE8 0PJ  
 Sales: **0116 279 6543** Lettings: **0116 366 7012**  
 5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF  
 Sales: **01455 890898** Lettings: **01455 240932**

**Sales & Lettings**  
 foxcountryproperties.co.uk