



NIKKI HOMES  
PROPERTY CONSULTANTS

## Luddington Road, Stratford-upon-Avon Offers Over £475,000

**\*\*FIELD VIEWS\*\*** Luddington road, Stratford | Freehold **UNDER OFFER**



Nestled in a picturesque setting, this spacious and impeccably maintained 3-bedroom bungalow offers captivating field views in both directions. Situated on the desirable Luddington Road, this charming property provides a perfect blend of modern comfort and tranquil countryside living.

Upon entering through the front porch, you'll step into a welcoming and generously proportioned entrance hall that grants access to all rooms. To your right lies the inviting sitting room, basking in the warmth of southern exposure and providing panoramic views of the open fields. Adjacent to the sitting room is the well-appointed breakfast kitchen, boasting a bespoke solid wood kitchen and offering access to the dining area where the large windows allow you to enjoy serene views of the rear garden and the expansive fields beyond.

The second bedroom, positioned at the front of the bungalow, allows for sweeping views of the open countryside. The main bedroom is at the rear with a walk in wardrobe area and handy en-suite with doors opening onto the tranquil vistas of the rear garden and the lush fields. Completing the front is a beautifully remodelled bathroom. Leading further on to the rear is the stunning walk through sun room and door to the final double bedroom.

Outside - The enclosed rear garden is a haven of tranquillity, with a quaint natural stream running throughout and overlooking the fields to the rear.

At the front of the bungalow, there is plenty of off road parking and a partial single garage.

The road is known for its peaceful and tranquil ambience. It provides a serene escape from the hustle and bustle of urban life, making it an attractive place for those seeking a quieter and more idyllic living environment.

Luddington Road offers a unique blend of rural charm and convenience for those looking to embrace the charm of this historic town, having great access to the M40/A46, and other major road links and it is a rough 20/25 minute walk into the town centre, with access to the greenway and racecourse at the end of the road.

PLEASE NOTE:

Services  
Mains electricity, gas and water are connected to the property. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax  
Local Authority: Stratford District Council .

Viewings  
Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

- Please Note:
- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
  - 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
  - 3: Potential buyers are advised to re-check the measurements before committing to any expense.
  - 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.
  - 5: No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
  - 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold

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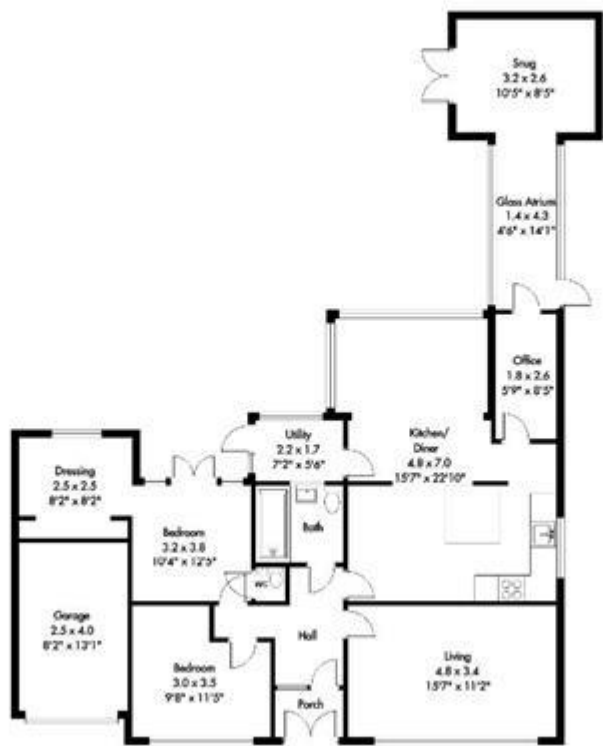


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



NOT TO SCALE

Approximate Total Floor Area  
104 Sq m - 1120 Sq ft



This plan is for illustration purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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