



30 Lancaster Way, Shackleton Village

Stratford-Upon-Avon

Offers Over £575,000

## 30 Lancaster Way

Shackleton Village, Stratford-Upon-Avon

Spacious 4-bed family home with study, 3 bathrooms, vaulted principal bedroom, stylish kitchen, private garden, garage, and parking in sought-after Shackleton Village near Stratford-upon-Avon.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Sought after Oatvale Design by Cala Homes
- Four Generous Double Bedrooms Plus Separate Study
- Stunning Principal Bedroom with Feature Vaulted Ceiling
- Three Bathrooms Including Two En-Suites
- Spacious Lounge and Separate Dining Room
- Well proportioned Kitchen/Dining Room with Scope to Enhance (STPP)
- Excellent Storage Throughout the Home
- Private, Non Overlooked Rear Garden
- Single Garage and Driveway Parking
- Desirable Shackleton Village Location Close to Stratford-upon-Avon









#### **GARDEN**

#### **GARAGE**

Single Garage

Single garage

#### **DRIVEWAY**

2 Parking Spaces

Additional Visitors Parking Bays Within the Development

#### **DOUBLE GARAGE**

2 Parking Spaces









2nd Floor



3rd Floor



1st Floor

**TOTAL: 1493 sq. ft, 138 m2**

1st floor: 613 sq. ft, 57 m2, 2nd floor: 639 sq. ft, 59 m2, 3rd floor: 241 sq. ft, 22 m2  
 EXCLUDED AREAS: GARAGE: 226 sq. ft, 21 m2, PATIO: 718 sq. ft, 67 m2, LOW CEILING: 44 sq. ft, 4 m2,  
 OFFICE/BEDROOM : 64 sq. ft, 6 m2, WALLS: 189 sq. ft, 18 m2



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# NIKKI HOMES

PROPERTY CONSULTANTS