



JULIE PHILPOT  
RESIDENTIAL



## 72 Red Lane | Burton Green | CV8 1PA

£459,950

A great opportunity to purchase this mature and well planned semi detached property being set well back from the road with a large rear garden and beautiful open countryside aspects. The property has a nice, south facing rear garden, which also has rear vehicle and pedestrian access, there are three bedrooms plus an extended open plan kitchen/diner/family room with modern kitchen. To the front is ample driveway parking for several vehicles.

- Viewing Essential
- Extended Kitchen/Diner/Family Room
- Open Countryside Views
- Three Bedrooms



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

Having inset matwell, radiator, central heating thermostat and oak flooring. Storage cupboard housing Main gas combination boiler.

### **SITTING ROOM**

13' 6" x 10' 9" (4.11m x 3.28m)

Located to the front of the property with bay window, radiator and log burner with oak mantel over.

### **OPEN PLAN KITCHEN/DINER/FAMILY ROOM**

19' 10" x 17' 1" (6.05m x 5.21m)

A great open plan room located to the rear of the property providing plenty of space for dining and relaxing. Oak flooring, log burner, tv aerial connection and large patio doors with direct access to the rear decking and garden. In the kitchen is a range of modern cupboard and drawer units in dark blue with matching wall cupboards and integrated appliances to include: dishwasher, washing machine, four ring gas hob and electric oven having extractor hood over. Space for tall fridge/freezer, complementary tiling and wood block worktops.

### **FIRST FLOOR LANDING**

With access to roof storage space.

### **BEDROOM ONE**

11' 9" x 9' 3" (3.58m x 2.82m) Exc Wardrobes

Having fabulous open views, radiator and wall to wall range of mirror fronted wardrobes with sliding doors.

### **BEDROOM TWO**

10' 9" x 9' 2" (3.28m x 2.79m) Exc Wardrobes

Located to the front of the property and having a wall to wall range of fitted wardrobes with sliding doors. Radiator.

### **BEDROOM THREE**

7' 9" x 5' 9" (2.36m x 1.75m)

A nice single room located to the front of the property with radiator.

## BATHROOM

Having open views, panelled bath with fixed head and hand held shower attachment over. Vanity wash basin with cupboard under and concealed cistern w.c. Complementary wall tiling and heated towel rail.

## OUTSIDE

### FRONT

The property is set well back from the road with the front providing ample driveway parking for several vehicles. Mature hedging to the side. A gate to the other side leads to:

## REAR GARDEN

The south facing rear garden is a further benefit to the property as it is generous in size has a large composite decking area which is perfect for outdoor entertaining whilst enjoying the superb views. A couple of steps leads to the area of lawn with mature shrubs, hedging and timber fencing forms the side boundaries. To the rear boundary is a low picket fence and gate leading to the rear vehicle and pedestrian access.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

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## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

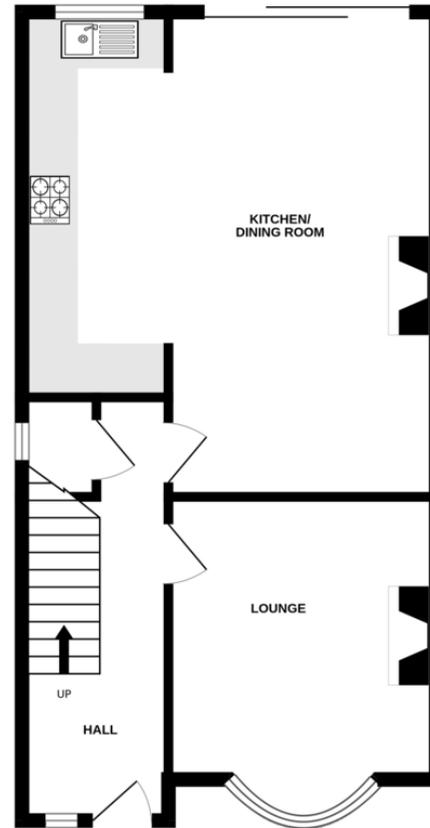
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

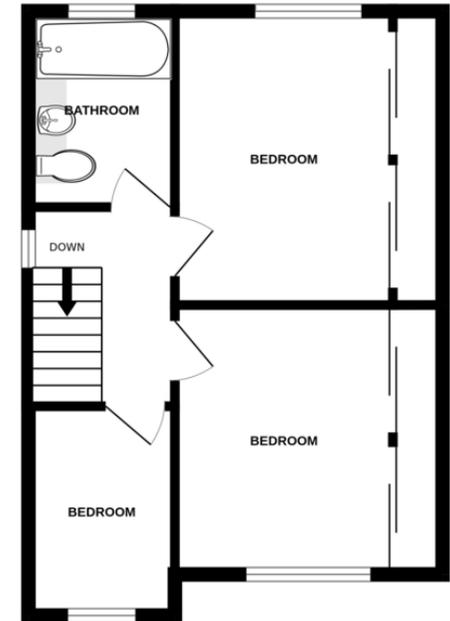
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.