



Connells

South Parade
Harbury Leamington Spa



Property Description

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa, the village offers excellent facilities including village stores, post office, doctors' surgery and chemist along with a choice of public house. There are various clubs and activities to take up.

It is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and Banbury stations. Euston can be reached from nearby Coventry.

Approach

The front garden is mainly laid to lawn with planted borders. A resin driveway runs alongside providing parking for three/four vehicles and there is gated access to the rear of the property.

Entrance Hall

U- shaped stairs to the first floor, radiator and door to the lounge.

Lounge

16' 5" x 13' 7" (5.00m x 4.14m)
Double glazed window to the front aspect. There is a electric fire with TV and Wi-Fi points and glazed French doors lead through to the conservatory, with door access to kitchen/diner,

Kitchen/Diner

13' 6" x 13' 3" (4.11m x 4.04m)
With a selection of wall and base units with complementary worktops and additional glazed display cabinets. There is a sink unit with drainer and mixer tap and tiled splash backs. Integrated appliances include an electric oven,hob unit and a fridge freezer. There are down lights to ceiling and the flooring is tiled. A single fully glazed door leads out to the rear garden and double glazed window to the rear aspect. Door to the study.

Study

6' 3" x 5' 7" (1.91m x 1.70m)
Double glazed window to the front aspect and Vinyl flooring.

Conservatory

9' 9" x 9' 5" (2.97m x 2.87m)
With non-reflective roof and French doors leading out to the rear garden.

First Floor

Landing

A U shaped staircase from entrance hall leads up to the first floor landing. There are dual aspect windows on the first rise and turning point of the staircase adding plenty of natural daylight. Radiator, access to loft space and doors to bedrooms and bathroom. Storage cupboard with a double glazed window.

Bedroom One

12' 4" x 10' (3.76m x 3.05m)

Built in wardrobes, TV point, ceiling light, radiator and a double glazed window outlook to rear garden.

Bedroom Two

10' x 8' 8" (3.05m x 2.64m)

Built in wardrobes, TV point, ceiling light radiator and double glazed window outlook to rear garden.

Bathroom

The bathroom has a white bathroom suite comprising bath, separate corner shower unit, wash hand basin and WC. There are down lights to ceiling and there is a heated towel rail, and the bathroom is tiled throughout. A large, frosted window allows plenty of natural daylight to the front aspect.

Utility

A separate outbuilding provides a utility where there are storage cupboards and space for a separate washing machine and dryer with an outside WC.

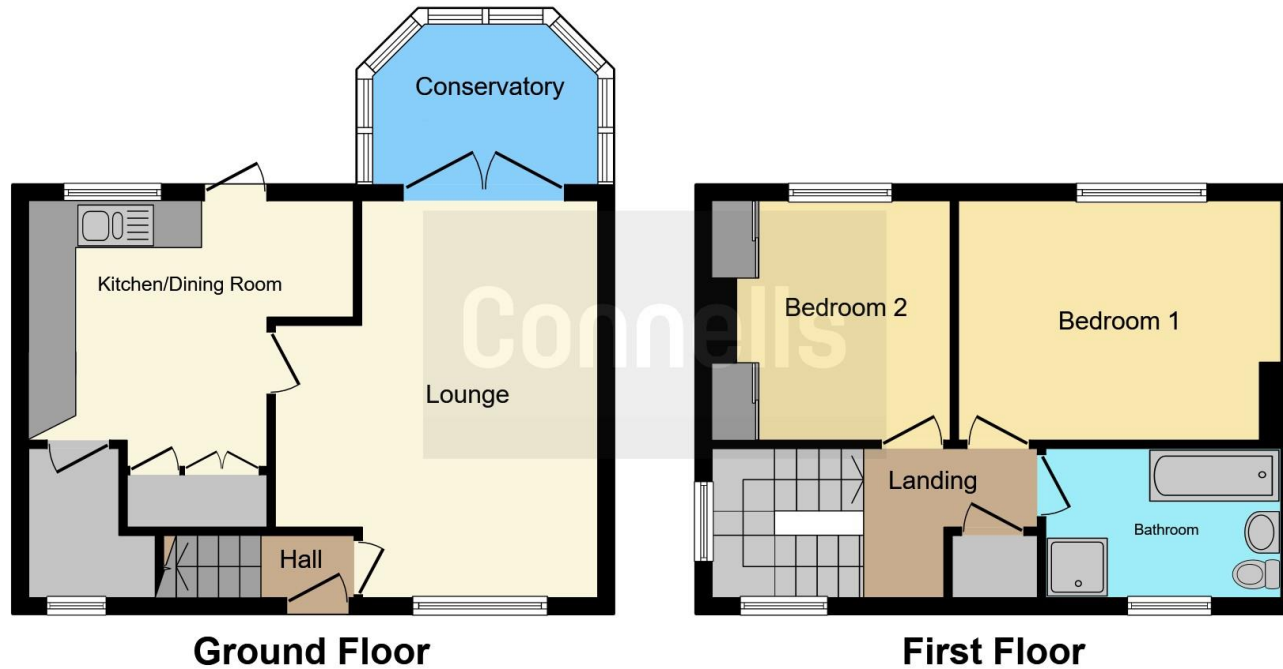
Rear Garden

The garden is very well presented with a lawn and well-established shrubs and flowerbeds to the borders. A stone laid footpath runs the full length of the garden to the garden shed and there is a central area planted with flowers and shrubs. Trellising provides a partition to the garden shed and there is a patio area to the conservatory and kitchen area. There is also a gate to access the front of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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