



Connells

Park Lane
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 property is set back nicely from the road and has a spacious driveway leading to the porch and front door, as well as access to the garage.

Porch

The porch consists of laminate floorings, door to the front of the house along with a ceiling light.

Entrance Hallway

Providing access to the first-floor stairs, kitchen, cloakroom and living area with carpet flooring throughout and a radiator.

Downstairs W.C

The downstairs bathroom consists of a wash hand basin unit with a wall light above sink, free standing toilet, extractor fan and a ceiling light.

Kitchen

8' x 18' 11" (2.44m x 5.77m)

Galley kitchen which benefits from a double-glazed window to the front aspect and a door leading to the side of the house accessing the rear garden. Integrated fridge freezer, oven/grill and hobs but further space for all white goods. Plenty of cupboard space, breakfast bar, sink drainer and spotlights with laminate flooring throughout the kitchen.

Open Plan Lounge/Dining

7' 7" x 22' 8" (2.31m x 6.91m)

Sizeable open plan space. The dining area has space for a large dining room table and chairs, with a light point, radiator and double-glazed patio doors leading to the rear garden. The lounge area has a radiator, light point and gas fire, with access into the second reception room.

Garden Room

14' 9" x 9' 6" (4.50m x 2.90m)

Benefiting from double glazed Bi-folding doors and a double-glazed window to the rear and side aspect. With spotlights to ceiling, radiator and carpeted throughout.

Stairs & Landing

With access to all bedrooms and bathroom, the landing has a double-glazed window to the front aspect and loft access. There is an airing cupboard with shelving and carpeted flooring.

Bedroom One

11' 6" x 11' 11" (3.51m x 3.63m)

With a double-glazed window to the rear aspect, carpet flooring, light point and radiator.

Bedroom Two

8' 11" x 14' 6" (2.72m x 4.42m)

With a double-glazed window to the front, carpet flooring, built in wardrobes, light point and radiator.

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

With a double-glazed window to the rear aspect, carpet flooring, light point and radiator.

Bathroom

Spacious bathroom with a double glazed window to the side aspect, vanity sink unit, WC, bath with shower attachment, fully tiled, heated towel rail and ceiling lights.

Rear Garden

Lovely private garden mostly laid to lawn, flower beds but with space for seating with block paved patio area and access from both sides.

Front Garden

Has side access to the rear garden, block paved driveway suitable for multiple cars, flower beds, grass lawn, outside electrics and an outside tap.





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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Tenure: Freehold



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