



Mackley Way, Harbury  
Three Bedroom Detached Bungalow  
£399,950



**KLEINMANN**  
PROPERTIES

Viewing is highly recommended of this spacious three bedroomed bungalow situated in a quiet cul-de-sac in much sought after Harbury village. The property provides good sized accommodation comprising entrance hall, cloakroom, lounge/dining room, conservatory, kitchen, three bedrooms, bathroom, garden and driveway with garage and parking.

### **Entrance Hall**

The entrance hall provides a cloak area and incorporates cloakroom.

### **Cloakroom**

With low level WC and wash hand basin.

### **Lounge/Dining Room - 26' 7" x 14' 8" (8.09 x 4.46)**

A fully glazed door leads through to the lounge where there is a feature fireplace having coal effect gas fire, set on stone effect surround and marble effect back and hearth. A full length window provides outlook to the front aspect. There is wall lighting and two central light fittings, coving to ceiling and TV point. To the dining area there are sliding doors leading through to the conservatory.

### **Conservatory - 13' 3" x 9' 8" (4.05 x 2.94)**

Sliding door from the sitting room lead through the conservatory where there is tiled flooring, wall lighting, fan to ceiling and blinds to windows. French doors and further separate doorway provide access to the rear garden and patio area.



**Kitchen - 10' 11" x 9' 0" (3.34 x 2.75)**

The kitchen offers a range of oak effect kitchen cabinets Belling double oven, gas hob and extractor above and tiled splashbacks. There is 1.5 sink unit with drainer and mixer tap, overlooking rear garden and fully glazed door to rear garden.

**Bedroom One 12' 10" x 12' 1" (3.91 x 3.69)**

With two double wardrobes, pendant light fitting and outlook to front garden.

**Bedroom Two - 12' 5" x 12' 1" (3.79 x 3.69)**

With two fitted double wardrobes, pendant light fitting and outlook to rear garden.

**Bedroom Three - 12' 3" x 7' 8" (3.74 x 2.33)**

With two fitted double wardrobes, pendant light fitting and outlook to rear garden.

**Bathroom - 9' 6" x 5' 7" (2.90 x 1.69)**

With double shower cubicle, low level WC and wash hand basin on pedestal, with tiled splashbacks, tiled flooring, and frosted window to front aspect.

**Outdoors**

To the front of the property the garden is mainly laid to lawn with established shrubs and pathway leading to front door. To the side of the property there is a garage and driveway with parking and gated access to the rear of the property. The garden to the rear of the property is mainly laid to lawn with planted borders and established shrubs. There is also separate access to the garage from the garden.



## Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa and only three miles to junction 12 of the M40, the village offers excellent facilities including two small supermarkets, milkshed, post office, doctors' surgery, library and cafe, beauty & nail salon, hairdresser, and chemist, along with a choice of public houses and a village club. The village hall is one of six community venues and offers various entertainment and events including the village show, local theatre performances and film viewings. There are over 10 sporting clubs and 25 community groups based in and around the village including rugby, tennis, football, cricket, scouts, guides, and amateur dramatics. The village has a primary school (with before and after school care), a pre-school and day nursery.

Harbury 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 it is under an hour's journey to London from nearby Banbury station. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

All room measurements are for guidance only.

Council Tax - Band E

EPC Rating - D

Viewing - Is highly recommended and strictly by appointment.

.



## 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		83 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.

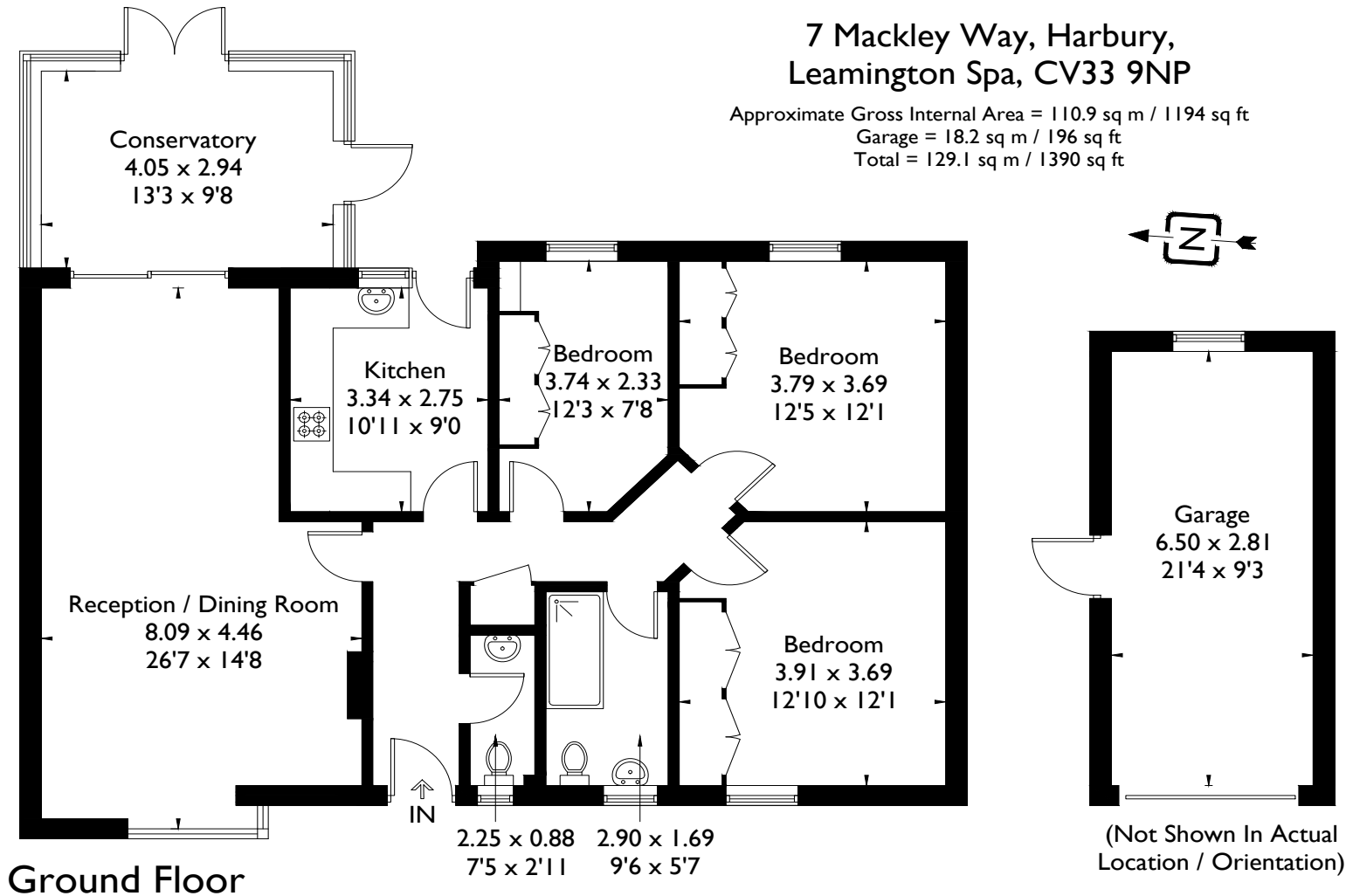
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

7 Mackley Way, Harbury,  
Leamington Spa, CV33 9NP

Approximate Gross Internal Area = 110.9 sq m / 1194 sq ft  
 Garage = 18.2 sq m / 196 sq ft  
 Total = 129.1 sq m / 1390 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 172840

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.