



Lockheed Close

LEAMINGTON SPA, CV31 3RS

Nathaniel Cleaver
The **Leamington Spa** Property Expert





This 1990's heavily extended semi detached home is situated in a popular location and close to schools, parks, local amenities, a few minutes drive from Leamington Spa Town Centre and is conveniently located for the M40, train station and all major transport links.

Property at a glance

Heavily Extended Semi Detached House

Three Bedrooms

Superbly Presented Throughout

Extended Lounge / Dining Area With Sky Lights & Bi Fold

Doors

Family Bathroom & En Suite To Master

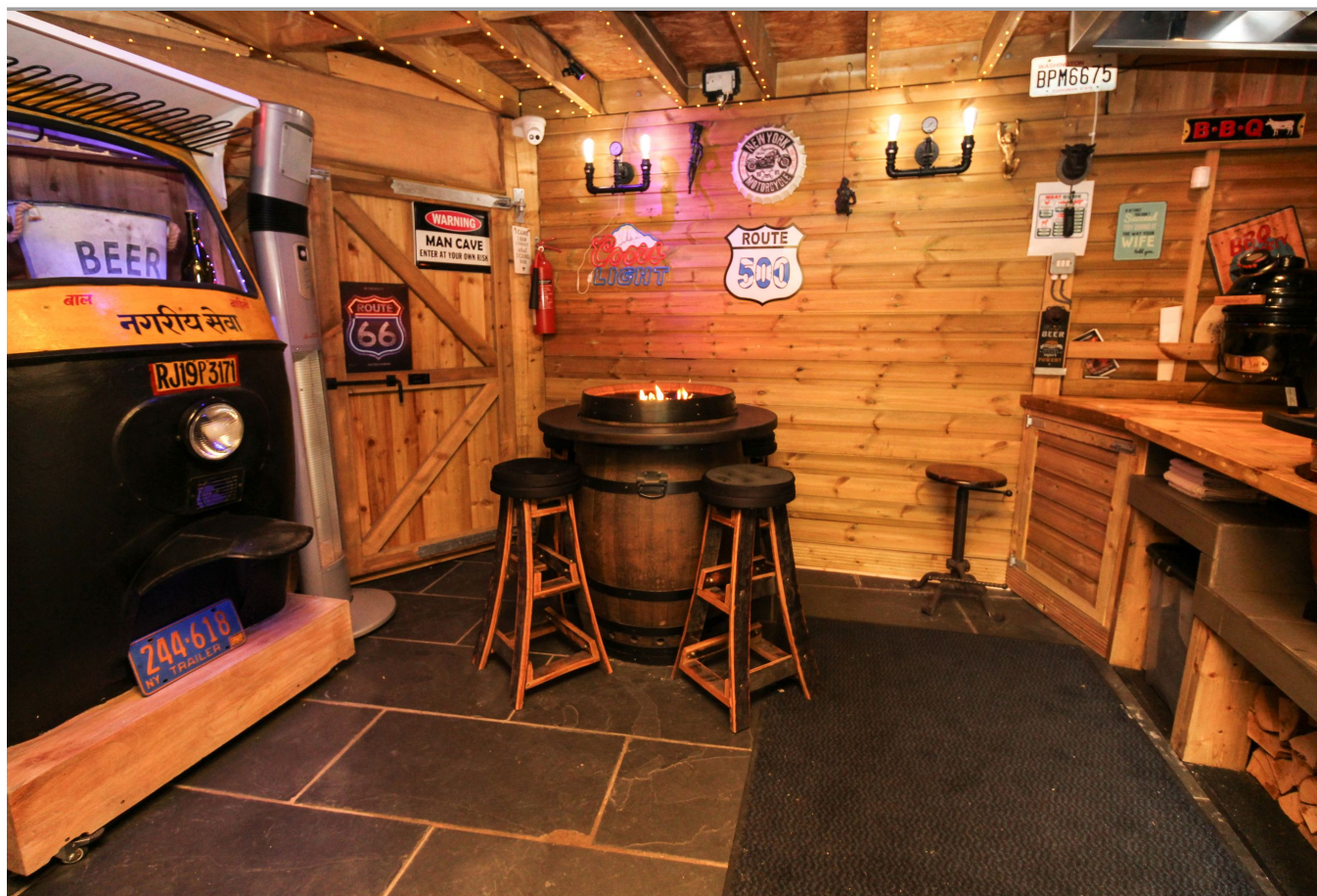
Utility Room

Enclosed Rear Garden & 'Man Cave'

Single Integrated Garage & Driveway Parking

EPC Rating – D





In brief on the ground floor the property comprises of; welcoming entrance hallway, integrated modern kitchen with over and under lighting, large extended open plan lounge / dining area with fitted television unit with Phillips HUE lighting, this room also has bi fold doors that open up superbly to allow the garden in and there is a utility room.

Upstairs you have two large double bedrooms, the master benefitting from built in wardrobes and en suite shower facilities, a third good sized single bedroom with built in storage along with a re fitted family bathroom.

Further benefits include a very well presented rear garden which is tiled and has lots of potted plants and borders. it has outside power points, a full irrigation system, double gates for access and a large store area that is currently being used a 'Man Cave'. The property is double glazed, gas centrally heated and has a single garage to the side of the property.

The current owners have updated the property throughout over the years and it is very well presented throughout. Lastly the property has a driveway for two cars to the front, cctc with a hard drive and the loft is 70% boarded.

Council Tax Band - B

EPC Rating - D

Tenure - Freehold



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

"We have lived here for 27 years and have loved living here and extended it thoughtfully throughout.

We love the open plan Lounge / Dining / Garden Area. It is bright, relaxed and flows seamlessly in to the enclosed rear Garden."



"Our favourite room – The Lounge / Dining Area"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - B

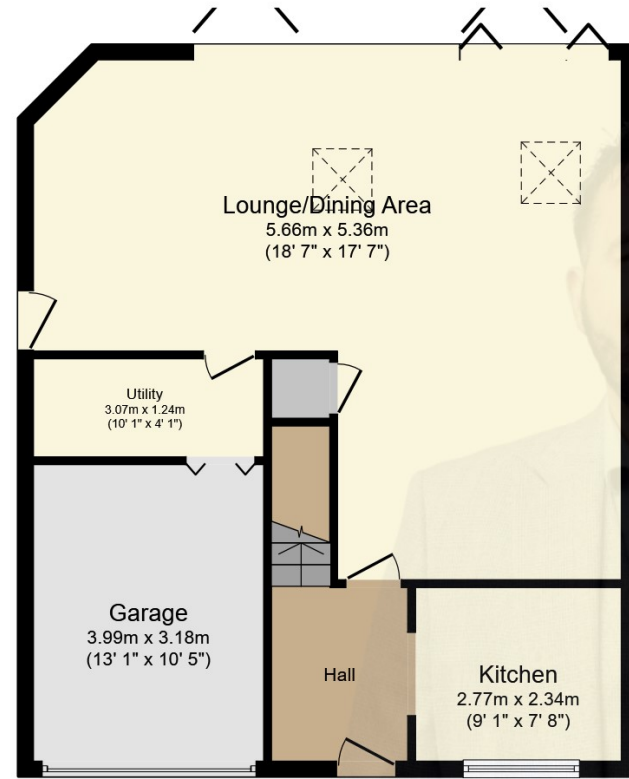
Viewing Arrangements

Viewing strictly by appointment with sole agent Nathaniel Cleaver - 07793 363210.

nathaniel@thepropertyexperts.co.uk

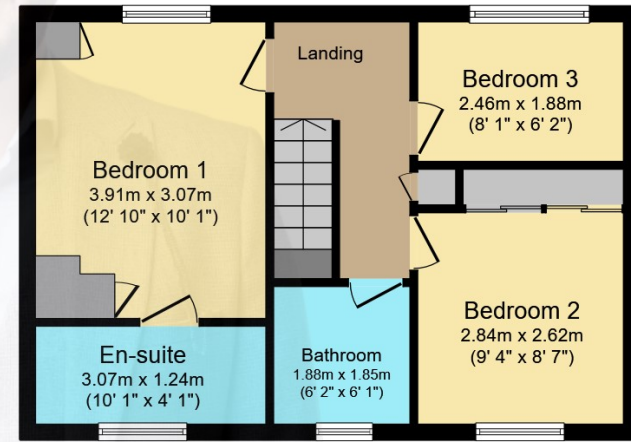
Please note:

There is a recycling plant within a mile of the property, which has at times been reported for odour, noise and fly issues. Local residents have noticed an increase in flies, but we have taken precautions to install fly screens. It has not been proven by Agencies that the increase is directly caused by this factory



Ground Floor

Floor area 74.1 m² (797 sq.ft.)



First Floor

Floor area 42.7 m² (460 sq.ft.)

TOTAL: 116.8 m² (1,257 sq.ft.)

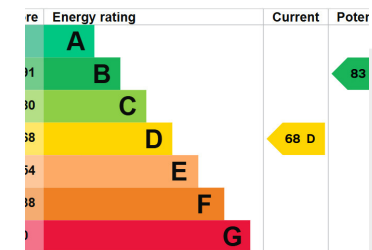
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Amenities/Distances

The property is close to all local amenities, shops, schools and parks.

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Whitnash

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England. In 2001, it had a population of 7,760 which increased to 9,129 in the 2011 census, increasing again to 10,489 in the 2021 census.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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