

OPENING DOORS SINCE 1843

Loveitts<sup>est. 1843</sup>  
THE ESTATE AGENTS

9 Dunblane Drive  
Leamington Spa, CV32 7TJ

Guide Price £550,000





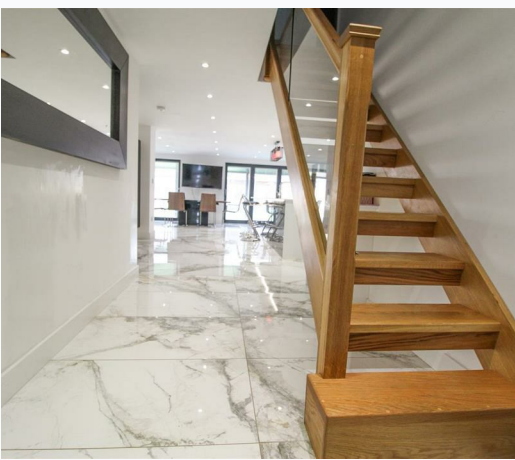
9 Dunblane Drive

Leamington Spa, CV32 7TJ

**\*\*\*STUNNING FAMILY HOME – DOUBLE STORY EXTENSION – GREAT SCHOOL CATCHMENT AREA\*\*\*** Loveitts are very proud to bring to the market this four-bedroom semi-detached house being sold with no onward chain. The property has been recently refurbished throughout. The property in brief comprises of an entrance hall, superb open plan kitchen living accommodation – the kitchen benefits from built in appliances such as a double fridge, double freezer, built in wine cooler, dish washer, five ring gas hob, 3 in 1 mixer tap unit and a double oven unit. The property has a lounge area for a family to enjoy some family time and the ground floor has under floor heating throughout as well as wall mounted radiators and having two bi-folding doors leading out to the rear garden. There is a separate utility area which has space for a washing machine, tumble dryer, another built in four-ring gas hob and a combination boiler. Also having a family bathroom to the ground floor with a jacuzzi bath unit and a separate shower cubicle.

To the first floor there are four bedrooms all with built in wardrobes, a shower room and access to the loft. The rear garden benefits from a sheltered decking area with lighting and artificial grass. To the front there is a driveway for parking. In our opinion the property is worth viewing to appreciate the work the current owner has completed and the spacious living accommodation the house provides.

Call us today for more information or to book in an internal viewing.





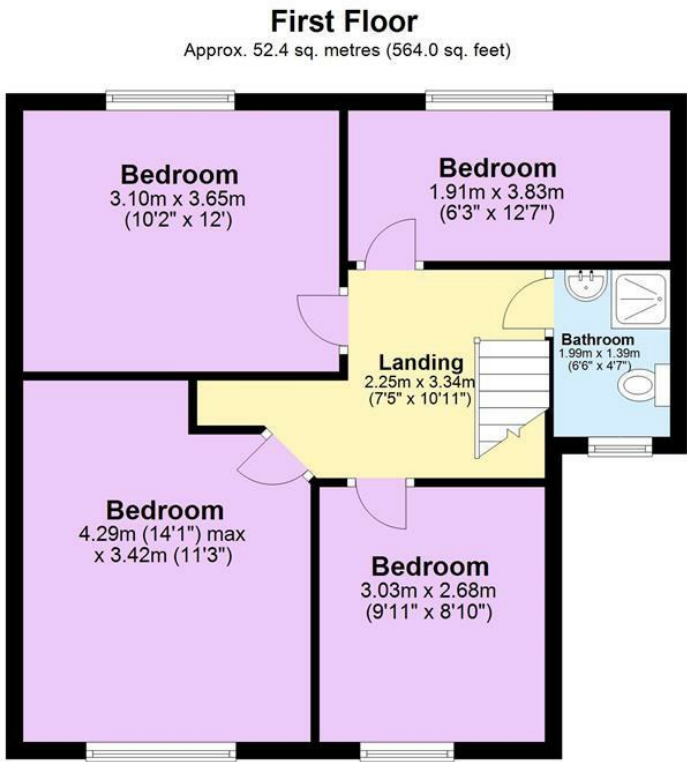
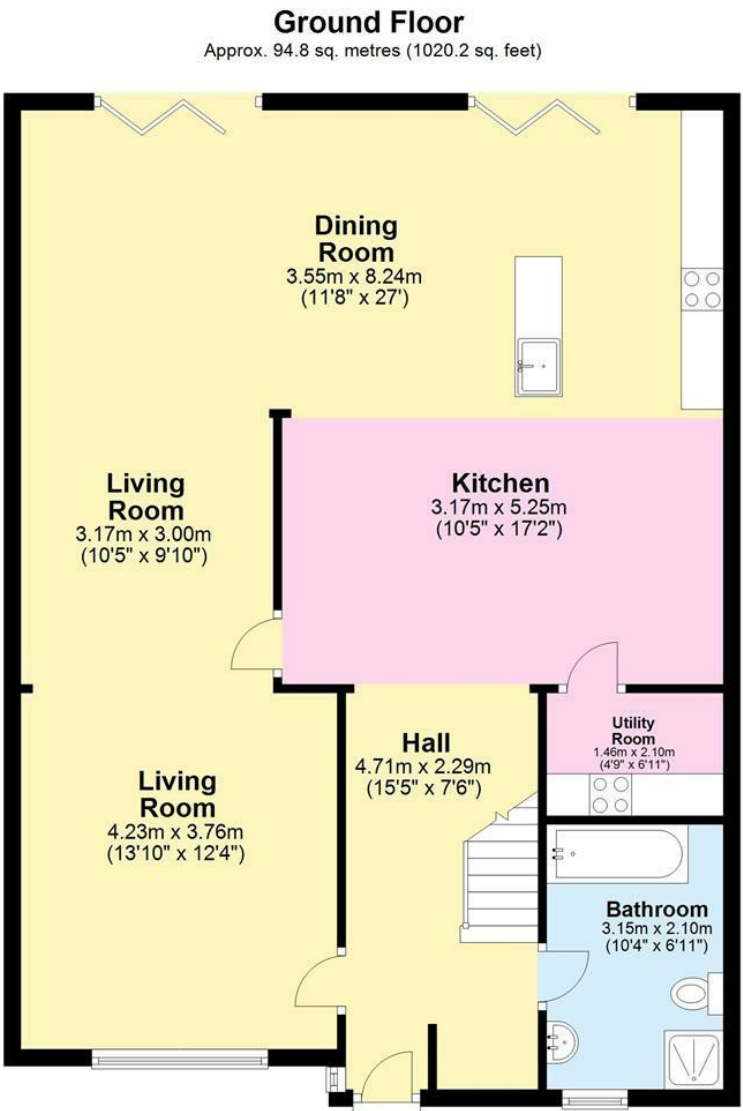


- Sold With No Onward Chain
- Double Storey Extension
- Finished To An High Standard
- Under Floor Heating Throughout On The Ground Floor
- Off Road Parking For Three Vehicles
- Superb Rear Garden
- Excellent School Catchment Area
- Built In Appliances
- Further Opportunity To Extend Into The Loft
- EPC Rating D




Floor Plan

Area Map



Total area: approx. 147.2 sq. metres (1584.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Leamington Spa  
16 Denby Buildings, Regent Grove,  
Leamington Spa CV32 4NY  
01926 429268

Registered in England & Wales Company no. 7558151