

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Dunblane Drive, Leamington Spa, CV32 7TJ  
Guide Price £400,000



3



1



2



C

# Dunblane Drive Leamington Spa, CV32 7TJ

A beautifully presented semi-detached family home with no onward chain, with excellent potential for extension (STPP). The property is situated within particularly desirable school catchment areas, to the north east of Leamington Spa. The property in brief comprises of an entrance hall, which leads to a sitting room to the front, then to a separate dining room, separate kitchen with built in appliances and a conservatory. To the first floor houses three well-proportioned bedrooms, a family bathroom and loft access. Outside at the front there is a block paved driveway for parking, at the rear there is a generously proportioned and enclosed garden which is great for hosting family events. The property could be extended to the rear (STPP).

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

Location - Located to the highly sought after position to the North of Leamington Spa, sitting within the catchments area of Telford School and North Leamington secondary school with easy access in and out of the vibrant town centre with all it has to offer. The beautiful Warwickshire countryside is minutes away in one direction with the town centre minutes away in the opposite direction. There is also an abundance of local amenities close by, just on the Rugby Road is a petrol station, subway, Tesco, Sainsbury's and a Pub. Leamington Town Centre is a short drive away, with its hourly direct service to London Marlybone. This location has good access to the A45, A46 & M1 motorways.



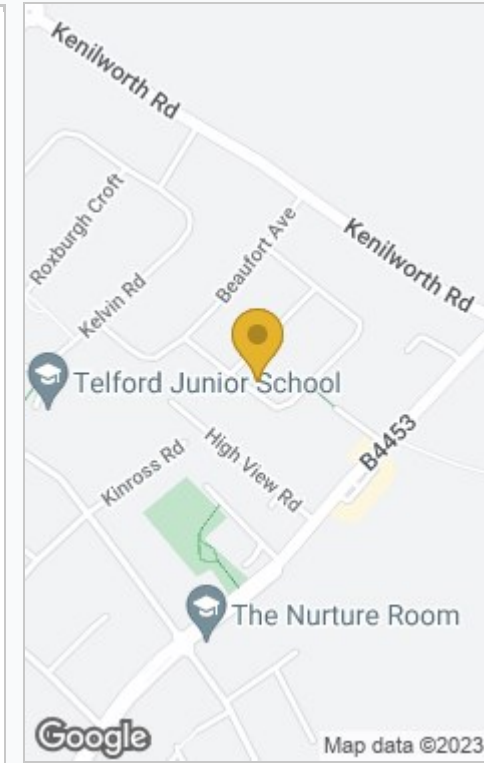
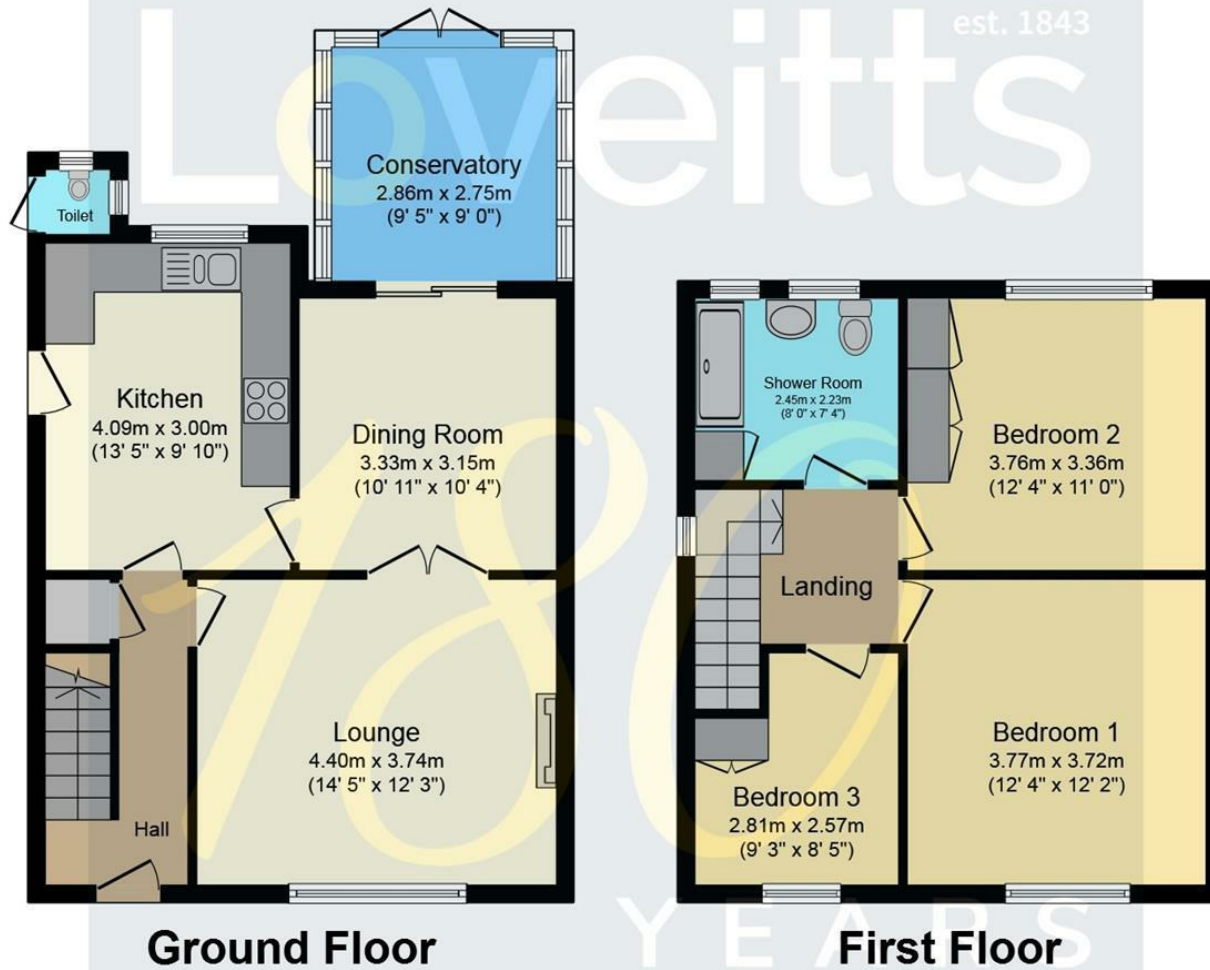


- Semi Detached Family Home
- No Onward Chain
- Two Reception Rooms
- Excellent Potential
- Family Shower Room
- Enclosed Rear Garden
- EPC Rating C
- Council Tax Band D



## Floor Plan

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area 100.8 m<sup>2</sup> (1,085 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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