

# BELVOIR!

Guide Price £290,000



## 21 Evans Grove

, Whitnash CV31 2EU

Set peacefully off the road in the sought-after community of Whitnash, this beautifully presented two-bedroom end-of-terrace home offers a perfect blend of character, space, and contemporary living. With a long front garden featuring a paved path, neat lawn, and mature shrubs, the property enjoys a welcoming approach and a sense of privacy from the outset.

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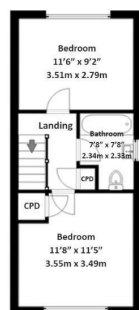


Total Internal Living Area 70.27 square metres / 756 square feet (excluding garage)

Ground Floor



First Floor



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## ACCOMMODATION

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Upon entering through a practical boot-room porch, you're welcomed into a stylish and thoughtfully designed breakfast kitchen. Featuring sleek light grey cabinetry, marble worktops, and a mix of high and low-level storage, the kitchen is both functional and elegant. Integrated appliances include a gas hob, oven, and dishwasher, with space for additional white goods. Pendant lighting over the breakfast bar adds a contemporary flair, while warm wooden flooring continues through to the open-plan living and dining area.

The reception space is bright, flexible, and ideal for entertaining or relaxing, with recessed spotlights and large sliding doors leading into a generous conservatory. Currently used as a dining area, this sun-drenched space benefits from full height glazing and French doors that open out to the private rear garden, creating a seamless connection between indoors and outdoors.

Upstairs, the home offers two well-proportioned bedrooms. The principal bedroom at the front is spacious and filled with natural light, while the second bedroom at the rear, currently used as a guest room and home office, offers excellent versatility. A modern family bathroom with a shower over the bath completes the first floor.

Outside, the rear garden is a private and well-maintained haven, with a mix of decking and lawn, perfect for outdoor dining and relaxation. The property also benefits from secure side access, a rear gate, and a separate garage, currently used as a home gym and providing valuable additional storage and off-road parking.

Located just under two miles from Leamington Spa's vibrant town centre, the property enjoys close proximity to an array of boutique shops, independent cafés, restaurants, and green spaces including Jephson Gardens and Victoria Park. Excellent transport links make commuting easy, with regular local bus services, nearby train connections to London, Birmingham, and Coventry, and quick access to the M40. The home also falls within the catchment area of highly regarded schools, and well-rated

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.