



**4 Bed  
House  
located in Harbury**

  
**MARGETTS**  
ESTABLISHED 1806



26 Manor Road  
Harbury  
Nr Royal Leamington Spa  
CV33 9HY



## Price Guide £435,000

Exciting opportunity to acquire a substantially extended, four bedroom family Semi' boasting flexible accommodation even providing an additional study or occasional bedroom five. Off-road parking, ensuite shower room, gardens and superb home office/workshop. A wonderful opportunity to live in the highly sought-after village of Harbury. SINGLE GARAGE.

### Entrance

Double glazed front door and STORM PORCH with tiled floor and further front door opens into the;

### Reception Hall

with double panel radiator, double glazed window, under stair storage area and double doors opening to a useful, large shelved pantry cupboard.

### Large Lounge/Dining Room.

#### Lounge area

11'5" x 15'4"

with laminate flooring, double panel radiator, double glazed window and double glazed French doors opening to the patio.

#### Dining area

13'6" x 10'11"

also with laminate flooring and double glazed window, double panel radiator.

### Study/occasional Bedroom Five - Side

7'1" x 6'7"

with double glazed window, and radiator.

### Fitted Breakfast Kitchen - Front

12'4" x 8'7"

with roll edge work surfacing incorporating a single drainer stainless steel sink unit with mixer tap and base units beneath. Further work surfacing providing breakfast bar with eyelevel wall cupboards above, space and recess for a gas cooker with cooker hood over, space and plumbing for a dishwasher, further space suitable for fridge and chest freezer if desired. Double panel radiator.

### Utility Room

7'0" x 5'10"

with work surfacing having two cupboards beneath and leaving space for tumble dryer and also space and plumbing for a washing machine. Double glazed windows and door to the side of the property, radiator, wall mounted Worcester gas fired combination central heating boiler.

### Cloakroom

with low level WC and wash hand basin and double glazed obscured window. Extractor fan.

Staircase from the Reception Hall proceeds to the first floor landing with access to the large boarded roof space, via a pulldown ladder.

### Bedroom 1 - Rear

14'9" x 12'7" max' reducing to 11'0"

with double glazed window, radiator and door to:

### Ensuite Shower Room

with fully tiled shower cubicle and adjustable shower, wash hand basin and low level WC, extractor fan, double glazed window, and radiator.

### Bedroom 2 - Rear

13'5" x 9'5" excluding door recess

with double glazed window and double panel radiator.



### **Bedroom 3 - Front**

10'10" x 7'0"

with radiator and double glazed window to the front.

### **Bedroom 4 - Front**

9'11" including bulkhead by 7'5" maximum

with double window glazed to the front and over bulkhead fitted wardrobe with hanging rail.

### **Family Bathroom**

has white suite with a panelled bath and tap secured adjustable shower, wash hand basin and low level WC, extractor fan and obscured double glazed window, and radiator.



### **OUTSIDE**

To the front there is a well maintained fore garden set behind recently erected fencing and driveway providing parking for a number of vehicles and giving access to a:



### Single Garage

with electric light and power and personal door into the rear garden.

### Rear Garden

The rear garden enjoys a paved patio and shaped lawn with greenhouse and vegetable patch to the side.

### Home Office/Workshop

9'2" x 7'3"

with electric light and power, and window.

### Store

The side of the property there is a storage area suitable for bicycles etc.

### GENERAL INFORMATION

We understand the property to be freehold and all mains services are connected.







**26 Manor Road, Harbury, Nr Royal Leamington Spa, CV33 9LV**



**Ground Floor**

Approx. 61.5 sq. metres (661.9 sq. feet)



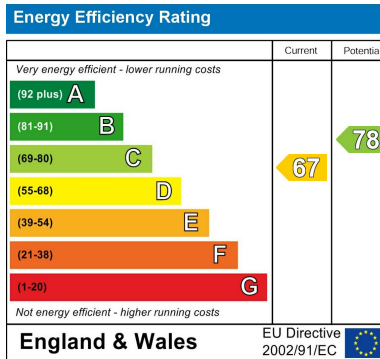
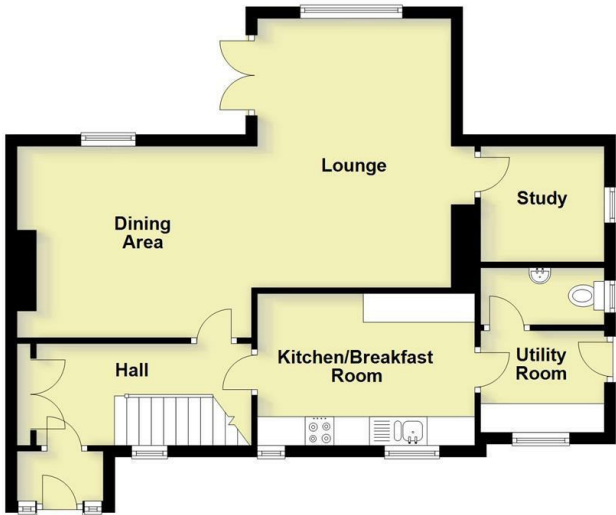
Total area: approx. 121.8 sq. metres (1310.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Property of Sheldon Bosley Knight not to be reproduced  
Total area does not include the Home Office or Garage

**First Floor**

Approx. 60.3 sq. metres (648.7 sq. feet)



**DIRECTIONS**

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