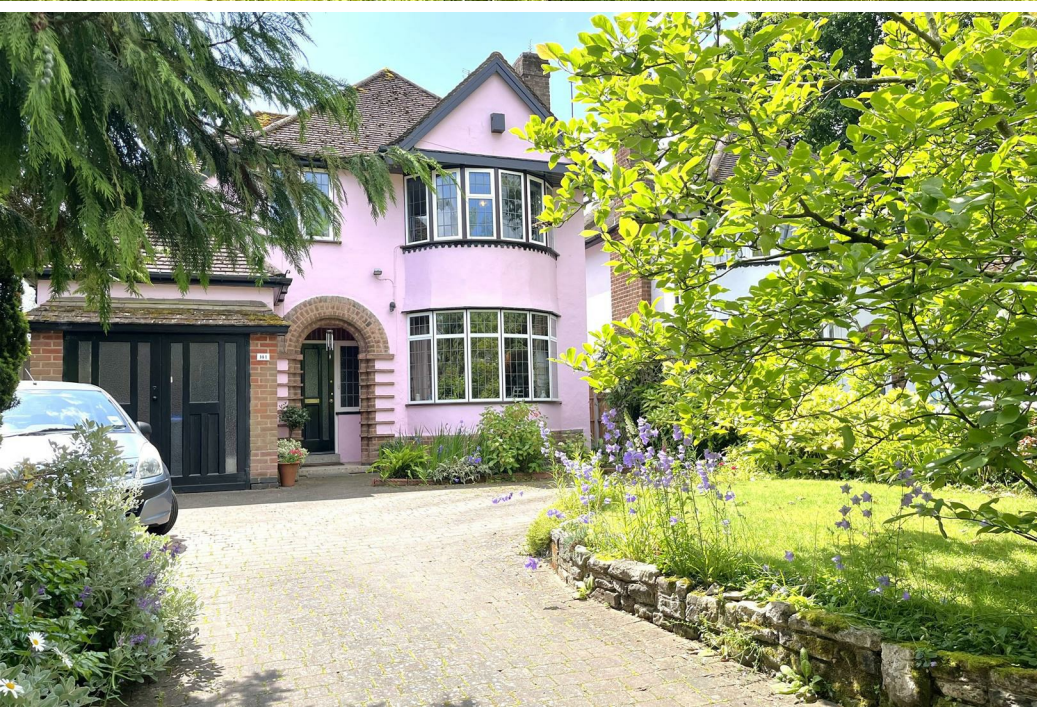




**4 Bed
House
located in**

**141 Warwick New Road
Leamington Spa
CV32 6AB**


MARGETTS
ESTABLISHED 1806

Price Guide £760,000

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Leamington Spa
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**** NOW UNDER OFFER and SOLD STC
*** SIMILAR NEEDED FOR BUYERS
WAITING *** Traditional and extremely attractive sizable detached family home occupying a substantial plot with gardens, off-road parking and single garage. The property provides four well proportioned bedrooms, lounge through to dining room, breakfast kitchen and downstairs cloakroom together with family bathroom and beautiful rear garden. Much interest anticipated and early viewing is warmly recommended.

Entrance

Arched recessed Porch with front door having leaded light side windows, opening into:

Reception Hall

with double panel radiator.

Cloakroom

Cloakroom with low level WC and wash hand basin, also houses a small utility area which has space for washing machine.

Through Lounge/Dining Room

36'3" max' into bay both windows, reducing to 27'1

Dining Room - Front

Dining room area enjoys leaded light double glazed window to the front, coved ceiling, double panel radiator, wiring for two wall lights, and archway through to the:

Living area with fire setting with hearth and surround, double and further single panel radiators, double glazed French doors with matching side windows opening onto the rear patio and garden.

Breakfast Kitchen

14'7" max' by 12'0" max'

with roll edge work surfacing incorporating 1 & 1/2 bowl sink unit with drainer and mixer tap, and a five ring gas hob. Range of base units leaving space and plumbing for dishwasher, tall larder cupboards one incorporating the Siemens combined electric oven and microwave and further Siemens electric oven. Eye level wall cupboards, cooker hood, double glazed windows, double panel radiator, and doorway to the side of the property.

Stairs and Landing

staircase from the Reception Hall proceeds to the light and spacious First Floor Landing. Off the Landing there is a double door airing cupboard with slatted with shelving and insulated hot water cylinder.

Bedroom 1 - Rear

19'4" into bay max' by 11'9" m max'

measurements including a comprehensive range of fitted wardrobes with dressing table, 2 x single panel radiator and double glazed window affording attractive views across the rear garden.

Bedroom 2 - Front

16'9" into bay by 12'0" including wardrobes

with leaded light double glazed bay window to the front of the property, single panel radiator and the measurements include a full height, full length range of fitted wardrobes.



Bedroom 3 - Front

10'5" partly under eaves by 10'1" with leaded light double glazed window to the front, single panel radiator, and sliding doors open to under eaves storage.

Bedroom 4 - Rear

10'7" x 7'5" with radiator and window again affording attractive views across the rear garden.

Bathroom

has a coloured suite with corner fitted bath and adjustable shower attachment over, "his-and-her" wash hand basins with mixer taps set in tiled vanity cupboard with cupboards beneath, low-level WC, bidet, separate fully tiled shower cubicle, double panel radiator, access to roof space.





OUTSIDE

The property enjoys an attractive fore garden with shaped lawn having perimeter borders stocked with shrubs, plants and trees. A block paved driveway provides parking for a number of vehicles and gives access to:

Part-Integral SINGLE Garage

16'8" by max' by 7'10" maxi' with electric light and power and personal door to the side passage.

Rear Garden

The rear garden is a sight to behold! With large central shaped lawn having perimeter elevated borders stocked with arrange of shrubs and plants, the garden also enjoys a good degree privacy and a large patio area adjoining the house. Timber garden shed and greenhouse.

GERNERAL INFORMAITON

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





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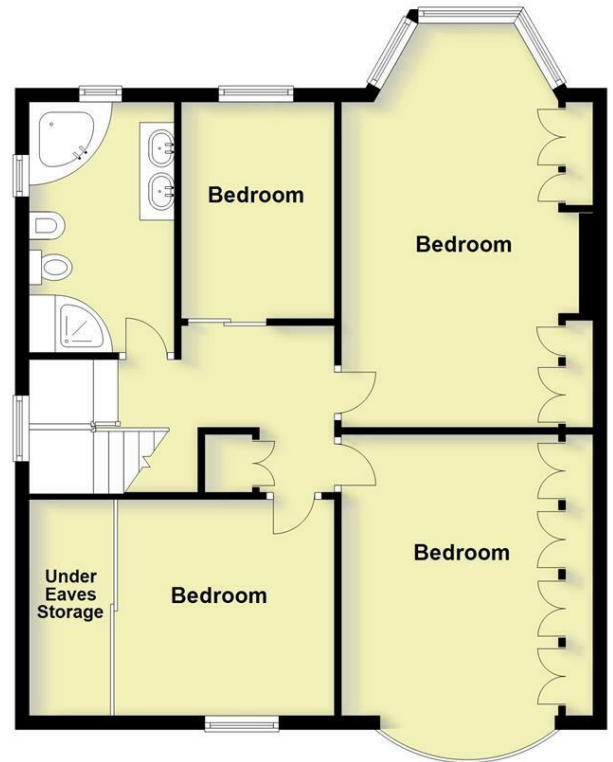
Ground Floor

Approx. 79.4 sq. metres (854.9 sq. feet)



First Floor

Approx. 75.5 sq. metres (812.4 sq. feet)



Total area: approx. 154.9 sq. metres (1667.3 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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ESTABLISHED 1806