



Lancaster Way, Leamington Spa, CV31 2BF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE MID JANUARY -  
DEPOSIT ALTERNATIVE AVAILABLE \*\*\*

A tasteful and immaculately presented modern end of terrace three- bedroom house, situated on the Mallory Grange development on the edge of Leamington Spa. The location provides great access to the M40, A46 and both Leamington and Warwick town centres.

This home comprises in brief: Entrance hall, guest cloakroom, light and bright living room to the front elevation, kitchen with appliances included (fridge/freezer, washing machine and dishwasher), patio doors lead to the rear private garden. To the first floor there are three bedrooms, the main bedroom having an en-suite shower room, and further family bathroom with full suite including shower over bath.

Predominantly south facing garden with paved patio area, lawn, timber shed and gated rear access. With allocated parking for two cars this property is offered unfurnished. Energy Rating B. Council Tax Band C. \*Please note that previous images have been used for illustrative purposes\*









A photograph of the rear garden of a two-story brick house. The garden features a green lawn, a tall brick wall on the left, and a wooden shed. There are several potted plants and a patio area with outdoor furniture near the back door. The sky is blue with some clouds.

## Key Features

- AVAILABLE EARLY JANUARY
- DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Three Bedrooms, Two Bathrooms & Guest WC
- End of Terrace House
- Unfurnished
- Private Rear Garden
- Two Allocated Parking Spaces
- Council Tax Band C
- Energy Rating B

**£1,395 PCM**