



Duckett Place | Whitnash | CV31 2FF

Guide price £335,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- En-Suite To Master, Bathroom & Downstairs W/C
- Three Double Bedrooms
- Enclosed Rear Garden With Patio Area & Side Access
- Driveway Parking For Two Vehicles
- EPC Rating: B

## Description

**\*\*Unexpectedly back on the market\*\***

Kingsway Estate Agents are pleased to bring to the market this well presented three double bedroom modern townhouse located on the ever popular Mallory Grange development in Leamington Spa.

This home is in a perfect location for school catchments, motorway networks, the train station and all local amenities.

In brief, the ground floor consists of an entrance porch, living room, downstairs W/C, under-stairs storage cupboard, and a kitchen/breakfast room to the rear of the property with plenty of space for a dining table and four chairs and French doors leading out to the enclosed patio area.

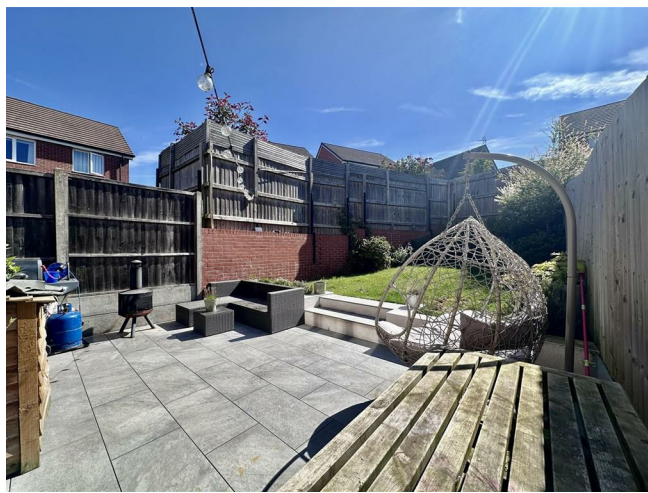
The first floor has two double bedrooms and a modern family bathroom.

The second floor has the master bedroom, en-suite shower room, and a large storage cupboard at the top of the stairs.

To the side of the property is driveway parking for two vehicles and to the rear is a lovely patio area with steps leading up to a lawned area and further benefitting from side access.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: B



Living Room

14'7" x 11'9"

Kitchen/Breakfast Room

11'9" x 7'7"

Master Bedroom

15'9" max x 8'5"

En-Suite

9'1" x 4'11"

Bedroom Two

11'9" x 10'6"

Bedroom Three

11'9" x 8'9"

Bathroom

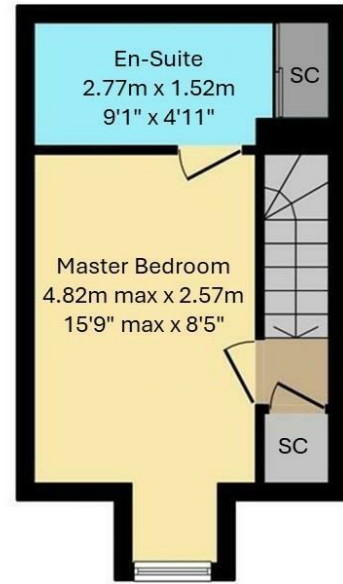
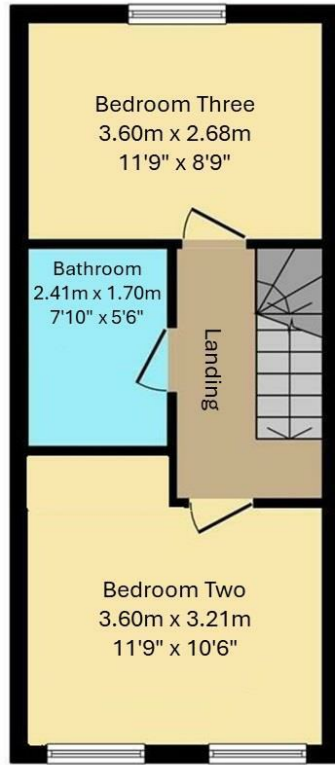
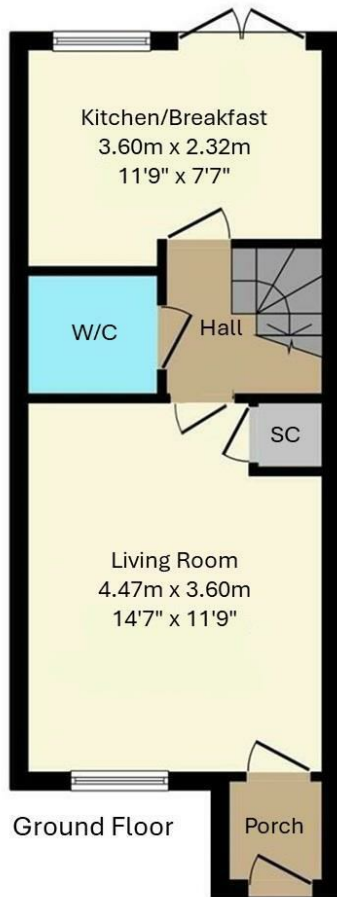
7'10" x 5'6"







# Floor plans



**Total Floor Area Approx. 85.5 sq. metres (920 sq. feet)**



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>95</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</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<br>2002/91/EC |           |



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