



12 Constance Drive, Harbury
Leamington Spa

Guide Price **£450,000**





12 Constance Drive

Harbury, Leamington Spa

Charming 2-bed detached bungalow in Harbury village. Features spacious rooms, conservatory, integrated garage, large driveway, and attractive garden. Excellent community amenities nearby. Ideal for peaceful living. Great potential for extension. Close to Leamington Spa and M40. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Bungalow
- No Chain
- Driveway parking
- Central village location
- Large kitchen
- Utility room
- Conservatory



Living room

21' 4" x 12' 6" (6.50m x 3.80m)

A spacious and inviting room, carpeted for comfort and filled with natural light from large front-facing windows. Featuring a gas coal-effect fireplace as a focal point, this light and airy space is perfect for relaxing.

Dining room

12' 10" x 9' 10" (3.90m x 3.00m)

A comfortable and functional space with fitted cupboards providing useful storage. With easy access to the kitchen and conservatory to the rear this room is ideal for both everyday dining and entertaining.

Kitchen

12' 10" x 10' 10" (3.90m x 3.30m)

A well-equipped, fitted kitchen featuring an array of wall and base-mounted units with integrated appliances, including a Rangemaster cooker with extractor fan, fridge, freezer, dishwasher, and a sink with a chrome tap and drainer. A window to the rear offers natural light, while a door provides easy access to the garden.

Bedroom 1

A good sized double room with window to the rear and large fitted wardrobes.

Bedroom 2

11' 10" x 10' 10" (3.60m x 3.30m)

Another good sized double room with window to the rear and fitted wardrobe.

Bathroom

5' 11" x 7' 7" (1.80m x 2.30m)

With a large walk-in shower cubicle, WC with dual flush, pedestal wash basin, window to the rear and airing cupboard.





Conservatory

7' 7" x 4' 11" (2.30m x 1.50m)

A cosy space accessed from the dining room, offering a quiet spot to unwind. With views over the garden, it's ideal as a reading corner or a light-filled retreat.

WC

With WC and wash hand basin.

Garden

A low maintenance and manageable outdoor space, featuring a paved patio area ideal for seating and entertaining. A pergola adds character and a touch of shade, making this garden perfect for relaxing and enjoying the outdoors with minimal upkeep.

DRIVEWAY

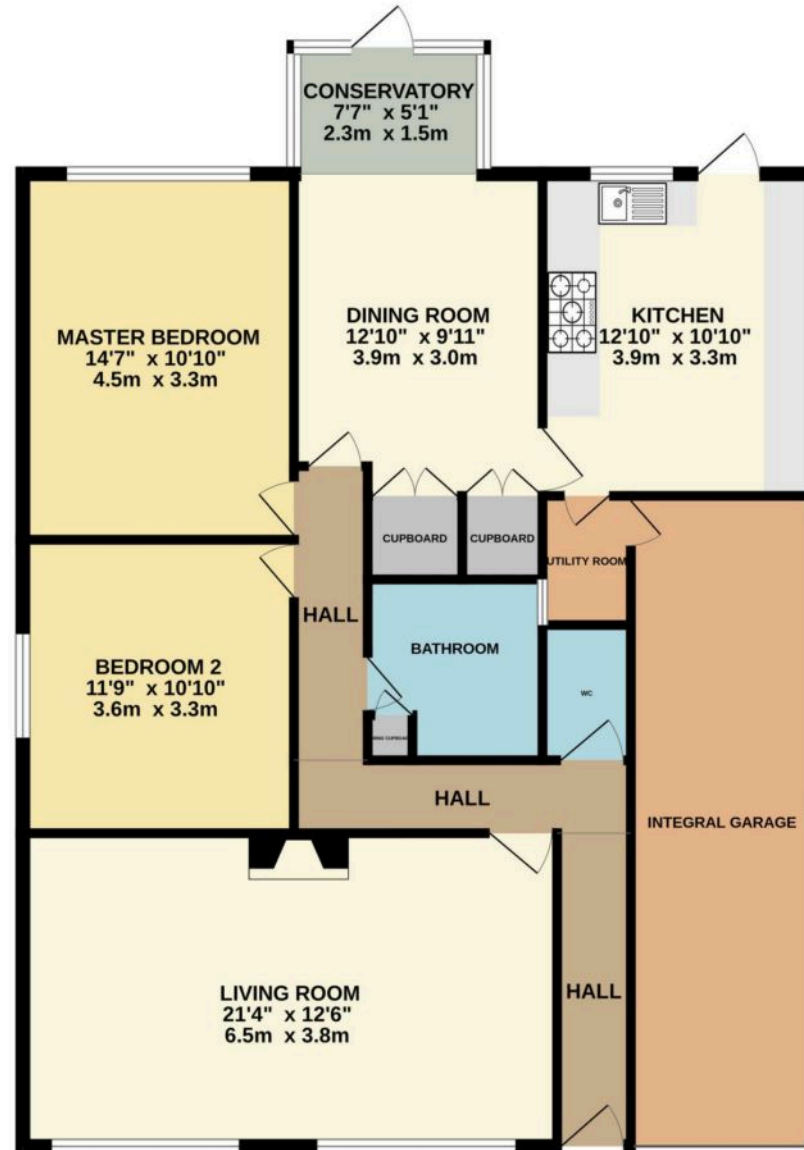
1 Parking Space

A generously sized driveway providing ample off-road parking.





GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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