



30 Vicarage Lane, Harbury

Leamington Spa

In Excess of **£450,000**





30 Vicarage Lane

Harbury, Leamington Spa

Charming 3-bed detached home in Harbury village on 0.17-acre plot. South-facing garden, versatile layout, potential to extend/redevelop. Peaceful location with local amenities. Ideal family living in Warwickshire.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Chain-free
- Massive potential subject to planning
- Conservatory
- Large south facing garden
- 3 bedroom detached
- Sought after location



Sitting / Dining Room

18' 4" x 12' 2" (5.60m x 3.70m)

Living Room

16' 1" x 15' 1" (4.90m x 4.60m)

Kitchen

10' 6" x 9' 10" (3.20m x 3.00m)

Study

10' 6" x 8' 2" (3.20m x 2.50m)

Boiler Room

11' 6" x 7' 10" (3.50m x 2.40m)

Conservatory

12' 10" x 9' 6" (3.90m x 2.90m)

Bedroom 1

13' 1" x 10' 6" (4.00m x 3.20m)

Bedroom 2

13' 1" x 8' 2" (4.00m x 2.50m)

Bedroom 3

8' 6" x 8' 2" (2.60m x 2.50m)

Bathroom

7' 3" x 6' 3" (2.20m x 1.90m)





GARDEN

GARAGE

Single Garage

DRIVEWAY

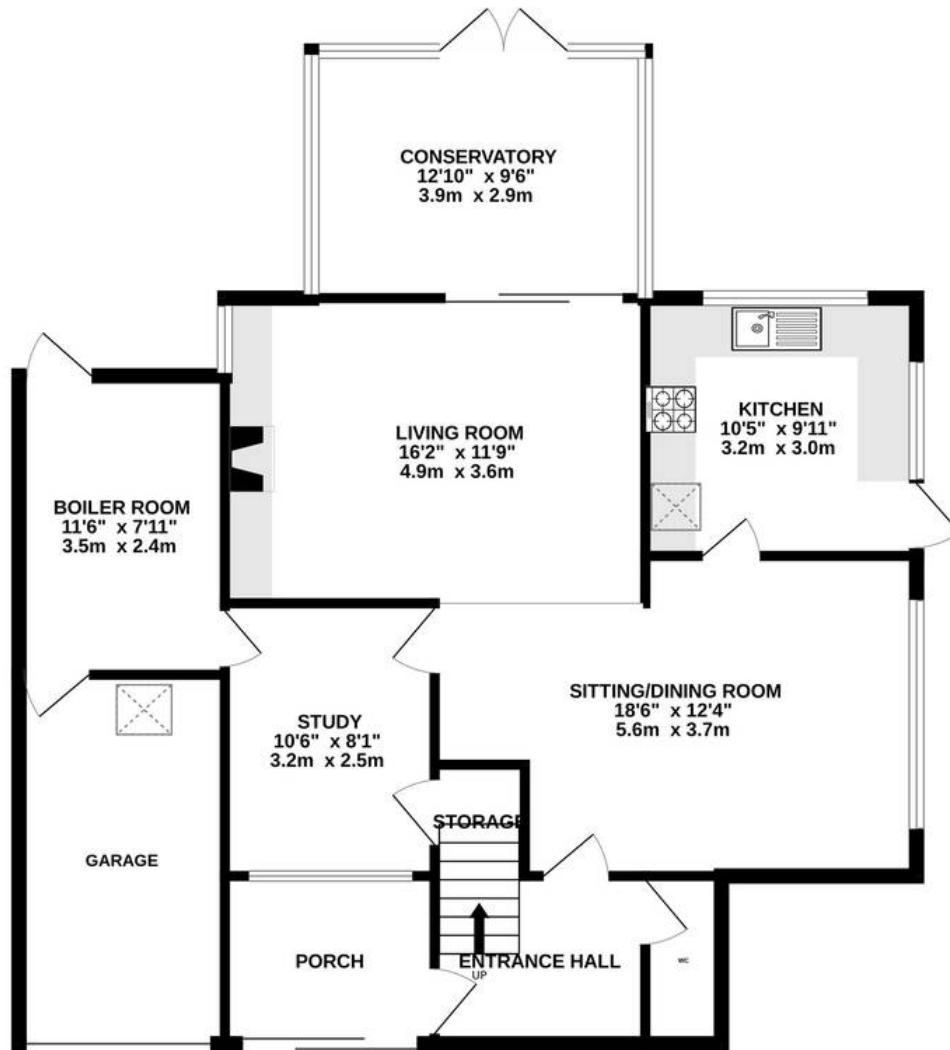
3 Parking Spaces



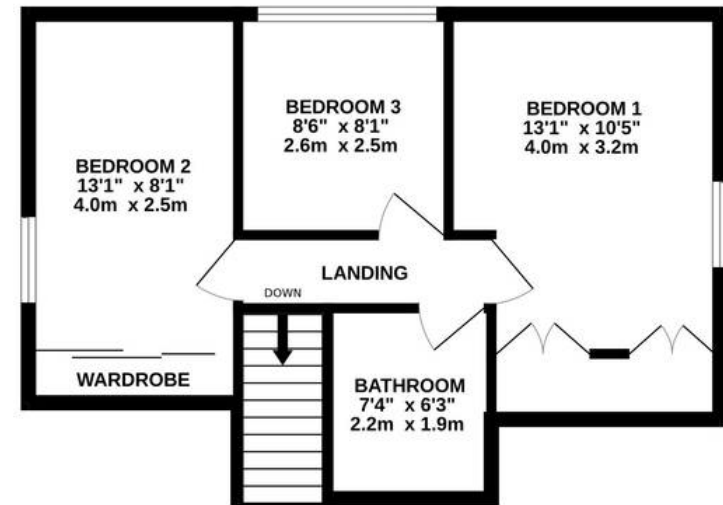




GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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