



Connells

Golf Lane
Whitnash Leamington Spa



Property Description

Spacious four bedroom detached property set in a fantastic location in Leamington Spa, within walking distance of a good range of local amenities and schools. This is the perfect family home providing an open plan lounge diner, a separate kitchen and utility as well as a sizeable garage. To the first floor there are four great sized bedrooms and a family bathroom. The property also benefits from a beautifully landscaped garden with a spacious garden office ideal for home working, having power and light as well as a generous driveway with off road parking for several cars.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard.

Comprising laminate flooring, a radiator, a double glazed window to front elevation and doors to the lounge/dining room and kitchen.

Lounge/Dining

27' max x 14' 2" max (8.23m max x 4.32m max)

Generous, light and airy lounge/dining room. Comprising an electric fire place, laminate flooring, two radiators, a double glazed window to front elevation, sliding patio doors to the garden and a door to the kitchen.

Kitchen

11' 3" x 9' 9" (3.43m x 2.97m)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer. There is an eye-level, double electric oven, four ring gas hob with cooker hood over, space for a dishwasher and space for an under counter fridge. Comprising tiled flooring, a radiator, a double glazed window to rear elevation and a door to the utility room.

Utility Room

8' 1" x 5' 9" (2.46m x 1.75m)

Fitted with base units with work surfaces over and upstand, incorporating a sink unit. There is space for a washing machine, a double glazed window to side elevation and doors to the garden and garage.

First Floor Landing

The stairs lead from the hallway. Having an airing cupboard, loft access, a double glazed window to front elevation and doors to all bedrooms and the family bathroom.

Bedroom One

14' 2" x 12' 5" (4.32m x 3.78m)

Generous double bedroom having a built-in wardrobe, a radiator, laminate flooring and a double glazed window to front elevation.

Bedroom Two

14' 5" x 11' 4" (4.39m x 3.45m)

Generous double bedroom comprising built-in wardrobes, a radiator, laminate flooring and a double glazed window to rear elevation.

Bedroom Three

12' 9" x 7' 9" (3.89m x 2.36m)

Double bedroom having laminate flooring, a radiator and double glazed windows to front and side elevations.

Bedroom Four

11' 1" x 8' 2" (3.38m x 2.49m)

Double bedroom comprising a radiator, laminate flooring and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring, chrome heated towel rail, an extractor fan and two double glazed windows to rear elevation.

Outside

Rear Garden

Private and well-maintained tiered garden accessed via the lounge/dining and utility rooms. There is a patio area with steps leading up to the lawn areas and the garden office. The garden is fence enclosed with gated side access one side with useful covered storage on the other side having power and light. In addition there is a garden storage shed.

Garden Office

Spacious, separate garden office with power and light.

Parking

Driveway with a dropped kerb to the front of the property, providing off road parking for several cars.

Garage

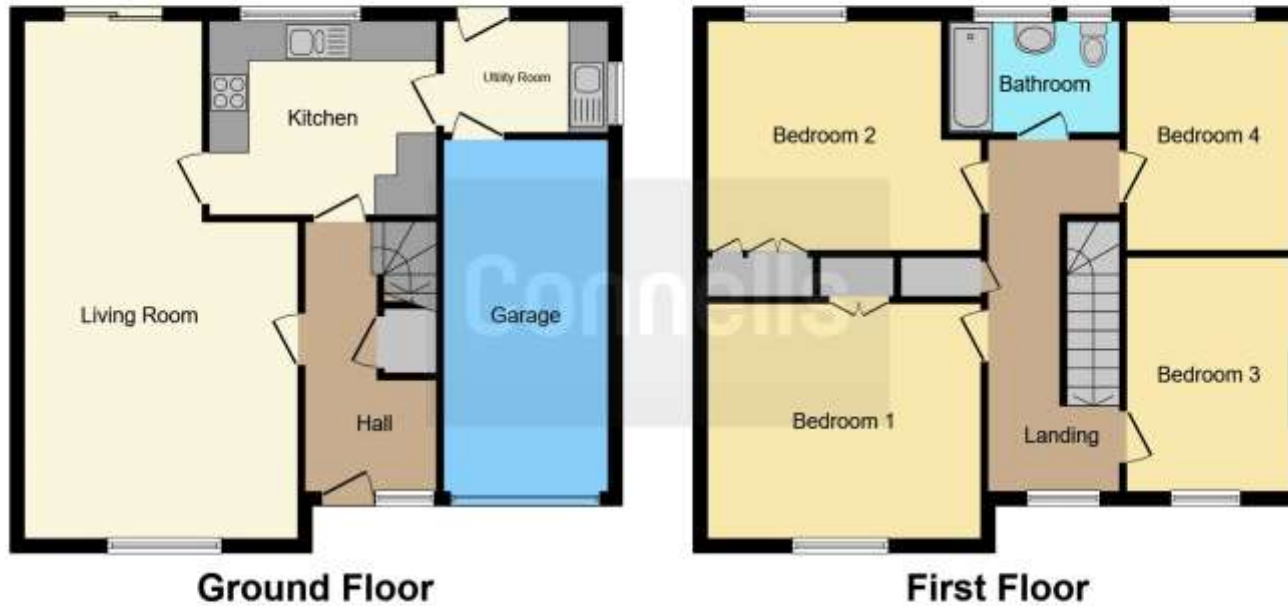
18' 2" x 8' 1" (5.54m x 2.46m)

Integral single garage having power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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