



**Connells**

Lancaster Way  
Whitnash Leamington Spa



## Property Description

Five bedroom detached family home with a single garage and driveway!

Ideally located close to local amenities and schools, with country parks nearby! Briefly comprising ground floor with spacious lounge, study room, downstairs W/C and open plan kitchen/dining/family room. To the first floor there are five generously sized bedrooms and the family bathroom, with the master benefitting from an en-suite.

Externally the property benefits from a beautifully positioned and generous rear garden, a driveway with a dropped kerb providing off road parking and a single garage to the side.

Ideal choice for families or anyone looking to upsize!

## Approach

Via a paved pathway to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, a built-in storage cupboard and doors to the study, lounge, downstairs W/C and open plan kitchen/dining/family room.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiled flooring and a chrome heated towel rail.

## Lounge

16' 3" max x 10' 8" max ( 4.95m max x 3.25m max )

Light and airy lounge having a radiator, tiled flooring and a double glazed window to front elevation.

## Study

9' 10" max x 8' 5" max ( 3.00m max x 2.57m max )

Comprising tiled flooring, a radiator and a double glazed window to front elevation.

## Breakfast Kitchen/family room

26' 7" max x 8' 7" max ( 8.10m max x 2.62m max )

Fitted with a range of wall and base units with complimentary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; a double electric oven, gas hob with cooker hood over, a dishwasher and fridge/freezer. Comprising a radiator, two double glazed windows to rear elevation and doors leading to the garden and utility room.

## Utility Room

Fitted with wall and base units with work surfaces over. Housing the central heating boiler, with space for a washing machine, tiled flooring and a door to side elevation.

## First Floor Landing

The stairs lead from the hallway. There is a built-in storage cupboard, laminate flooring and doors to bedrooms one, two, three and four as well as the family bathroom.

## Bedroom One

11' 2" x 9' 7" ( 3.40m x 2.92m )

Double bedroom having fitted wardrobes, a radiator, laminate flooring, a double glazed window to front elevation and a door to;

## En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, tiled flooring, a radiator and a double glazed window to front elevation.

## Bedroom Two

12' 5" max x 8' 6" max ( 3.78m max x 2.59m max )

Double bedroom having fitted wardrobes, a radiator, laminate flooring and a double glazed window to front elevation.

## Bedroom Three

8' 10" x 8' 6" ( 2.69m x 2.59m )

Double bedroom having fitted wardrobes, a radiator, laminate flooring and a double glazed window to rear elevation.

## Bedroom Four

10' 2" x 8' 7" ( 3.10m x 2.62m )

Comprising a radiator and a double glazed window to rear elevation.

## Bedroom Five

8' 7" max x 4' 10" min up to wardrobe ( 2.62m max x 1.47m min up to wardrobe )

Comprising a radiator, laminate flooring and a double glazed window to rear elevation.

## Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring, a heated towel rail and a double glazed window to side elevation.

## Outside

## Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. There is patio area and steps leading up to the decking/seating area.

## Parking

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

## Garage

Single garage with an up and over door.

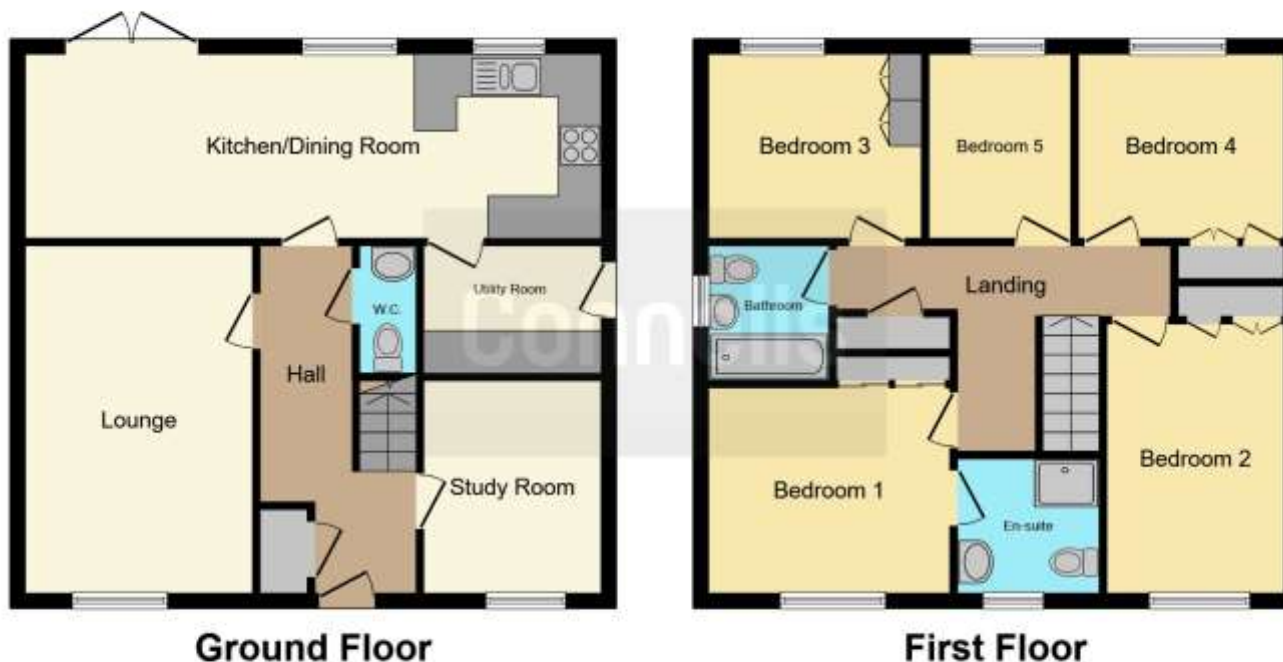
## Agent's Note

The property is currently leasehold with management costs applicable. Our sellers advise an application to purchase the freehold will be submitted to complete alongside the sale of the property. Please enquire with Branch for further information/potential timescales involved.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA312938](http://connells.co.uk/Property/SPA312938)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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