



Connells

Lancaster Way
Whitnash Leamington Spa



Property Description

Beautifully presented three bedroom property located in the well regarded development of Mallory Grange allowing easy access to the Leamington town centre and Warwick, as well as having excellent commuting links such as the M40. The nearby schools include St Joseph's Catholic Primary School and Whitnash Primary School.

This semi-detached home offers spacious accommodation throughout beginning with the welcoming entrance hallway, lounge, downstairs cloakroom and modern kitchen dining room.

To the first floor there are three bedrooms and the family bathroom, with the master benefitting from an en-suite.

Externally the property provides a driveway and private rear garden.

Approach

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway, with stairs rising to the first floor and doors leading to the downstairs WC and the lounge.

Downstairs W/C

Fitted with a wash hand basin with tiling to the splash back areas, low level WC, laminate flooring, a radiator and a double glazed window to front elevation.

Lounge

14' 4" x 12' 2" (4.37m x 3.71m)

Spacious, light and airy lounge comprising a radiator, laminate flooring, a double glazed window to front elevation and a door to the kitchen/diner.

Kitchen/Diner

9' 6" x 15' 3" (2.90m x 4.65m)

Modern and immaculate fitted kitchen, having wall and base units with complimentary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There is an electric oven, and electric hob with cooker hood over, with space for a washing machine and space for a fridge/freezer. The central heating boiler is situated in the kitchen. Comprising a double glazed window to rear and French doors leading to the garden.

First Floor Landing

The stairs lead from the hallway, with doors to all bedrooms and the main family bathroom.

Bedroom One

12' max x 9' 5" (3.66m max x 2.87m)

The master bedroom benefits from fitted wardrobes, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, a shower unit, low level WC, partly tiled walls, a fitted towel rail and a double glazed window to front elevation.

Bedroom Two

9' 1" x 7' 6" (2.77m x 2.29m)

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

Bedroom Three

6' 10" x 7' 6" (2.08m x 2.29m)

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

Bathroom

Fitted with a modern white three piece suite, comprising a wash hand basin, bath with shower over, low level WC, partly tiled walls, laminate flooring, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained and landscaped low maintenance garden being mainly laid to patio. The garden is fence and wall enclosed

and comprises gated side access and an area laid to artificial grass.

Parking

Driveway to side providing off-road parking.

Agent's Note

The property is leasehold with a lease length of 999 years from 1st January 2015 with management costs applicable.

Our sellers advise enquiries to purchase the freehold are in process. Please contact the Branch for further info.









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

To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA309794

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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