



Connells

Butler Close
Whitnash Leamington Spa

Butler Close Whitnash Leamington Spa CV31 2DJ

for sale offers over
£375,000



Property Description

Three bedroom detached family home situated in the popular area of Whitnash, close to amenities. This property benefits from generous living accommodation throughout, a good sized garden, off road parking and a garage.

Briefly comprising to the ground floor a welcoming entrance hallway, a spacious lounge a kitchen/diner, separate utility room and a conservatory. To the first floor there are three bedrooms, the master benefitting from an en-suite as well as the family bathroom.

Finished to a high standard - Must be VIEWED!

Approach

Via pathway leading to front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, laminate flooring and doors to the kitchen/diner and the lounge.

Lounge

10' 3" x 18' 6" (3.12m x 5.64m)

Generously sized, light and airy lounge comprising a radiator, a double glazed window to front elevation and a door leading to the Conservatory.

Conservatory

9' 2" x 8' 5" (2.79m x 2.57m)

Having doors leading to the rear garden.

Kitchen/Diner

18' 5" x 9' 4" min (5.61m x 2.84m min)

Fitted with a range of wall and base units with complimentary work surfaces over and upstand or tiling to the splash back areas, incorporating a sink and drainer unit. There are integrated appliances to include; an electric oven, gas hob with cooker hood over and a fridge/freezer. Comprising a radiator, laminate flooring, two double glazed windows to side elevation, a double glazed window to front elevation and a door to the utility room.

Utility Room

6' 3" x 5' 7" (1.91m x 1.70m)

Housing the central heating boiler and fitted with wall and base units with work surfaces over. There is space for a washing machine and a door to the kitchen/diner

First Floor Landing

The stairs lead from the hallway. Comprising a built-in storage cupboard, a double glazed window to side elevation, loft access and doors to all bedrooms and the main family bathroom.

Bedroom One

10' 4" x 18' 6" max (3.15m x 5.64m max)

Generously sized double bedroom comprising a radiator, double glazed windows to front and side elevations 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, a radiator, extractor fan and a double glazed window to front elevation.

Bedroom Two

10' 6" x 9' 3" (3.20m x 2.82m)

Double bedroom comprising a radiator and double glazed windows to front and side elevations.

Bedroom Three

7' 6" x 9' 3" (2.29m x 2.82m)

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

Bathroom

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

Outside

Rear Garden

Beautifully maintained garden, being mainly laid to lawn and fence enclosed. Comprising a decking area and access to the garage.

Parking

Off-road parking in front of garage,

Garage

17' 8" x 8' 9" (5.38m x 2.67m)

Having power and light and an up and over door.

Agent's Note

The property is leasehold with a lease length of 999 years from 1st January 2015. The property is subject to management costs-further information available upon request.









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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313132

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA313132 - 0003