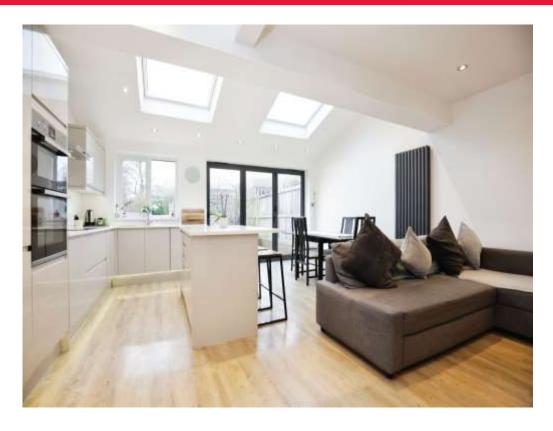


Connells

Franklin Road Whitnash Leamington Spa







# **Property Description**

Beautifully extended three bedroom semidetached home located in the sought after area of Whitnash. Having been thoughtfully extended and offering modern accommodation throughout beginning with; a welcoming entrance hallway, lounge, open plan kitchen/living/dining room, utility and downstairs shower room.

To the first floor there are three bedrooms and the modern family bathroom.

Externally the property benefits from a generous rear garden, private driveway and store room.

This property is available for sale with no onward chain.

# **Entrance Hallway**

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator and doors off to the lounge and kitchen dining family room.

# Lounge

12' 4" max x 10' 7" max into alcove ( 3.76m max x 3.23m max into alcove )

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

# Kitchen/Diner

16' 6" max x 21' 5" max ( 5.03m max x 6.53m max )

Modern fitted kitchen with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel, one and a half bowl, sink and drainer unit. Integrated appliances include; an eyelevel double electric oven, induction hob with cooker hood over, a dishwasher and a fridge/freezer. Benefitting from a central island with breakfast bar, a radiator, television point, a double glazed window to rear elevation, Bi-fold doors to the garden and a door to the utility room.

## **Utility Room**

16' 11" x 6' 1" max ( 5.16m x 1.85m max )

Fitted with base units and work surfaces over, incorporating a stainless steel sink and drainer unit. Providing space for a washing machine and space for a tumble dryer and comprising a radiator, ceiling spotlights, a skylight and doors to the garden, shower room and the garage.

#### **Downstairs Shower Room**

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle with rainfall shower, a low level W/C and ceiling spotlights.

# **First Floor Landing**

The stairs lead from the hallway. Having a double glazed window to side elevation and access to the loft via hatch. With doors to all bedrooms and the family bathroom.

#### **Bedroom One**

10' max x 12' 11" ( 3.05m max x 3.94m )

Double bedroom having a radiator and a double glazed window to front elevation.

## **Bedroom Two**

10' 5" max x 10' 7" ( 3.17m max x 3.23m )

Double bedroom having a fitted cupboard, a radiator and a double glazed window to rear elevation.

## **Bedroom Three**

6' 4" x 7' (1.93m x 2.13m)

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

### **Bathroom**

Modern white three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls. a fitted towel rail and a double glazed window to rear elevation.

#### Outside

#### Rear Garden

Generous garden being beautifully maintained and landscaped. Comprising a gravelled area with steps leading up to the lawned area. Being fully fence enclosed with planted borders.

## **Parking**

Driveway to the front providing off road parking.

### **Store Room**

6' 9" x 5' 4" ( 2.06m x 1.63m )

Access via the utility room. Having power, light and double doors.

# **Agent's Note**

The property has been extended to include; the erection of single storey side and rear extension. Details are available on the Warwick District Council website.

















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Tenure: Freehold





<sup>1.</sup> 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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**EPC Rating: E**