



**Connells**

Franklin Road  
Whitnash Leamington Spa

# Franklin Road Whitnash Leamington Spa CV31 2JW

for sale offers over  
**£400,000**



## Property Description

Beautifully extended three bedroom semi-detached 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 eye-level 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.













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)

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**EPC Rating: E**

Tenure: Freehold

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