



Connells

Lammas Croft
Whitnash Leamington Spa

Lammas Croft Whitnash Leamington Spa CV31 2NH

for sale offers over
£280,000



Property Description

This spacious family home is ideal for young families & offers fantastic value for money. Comprising a large entrance lobby & hallway creating much needed space for coats & shoes as you enter the property, with a door into the utility room which is the perfect space to separate your laundry away from the kitchen. The kitchen has been fully modernised & has space for a small breakfast area. There are two reception rooms, the secondary could be used as a formal dining room or home office space. The bedrooms are all generously proportioned & all have fitted or built in storage. There are two toilets, one located on the ground floor as you enter the hallway & one on the first floor within the main family bathroom. There are also several large storage cupboards throughout the property. Located just off Heathcote Road, it is positioned close to lots of local amenities including a One-Stop convenience shop, Post Office, Pharmacy, Barber shop, Fish & Chip shop & a popular coffee station. The popular Heathcote Inn Pub is located within a very reasonable walking distance. Heathcote Road is a bus route on the Town Services network. The area is within easy reach of the M40, Leamington Spa railway station (trains to London Marylebone) & has great access into the Town Centre & nearby Retail Parks. The property is also within walking distance of Acre Close playing field, which has a children's play area, football field & community hall. The area is good for Nursery, Primary & Secondary Schools

Approach

Via front garden with a pathway leading to the front fully glazed sliding door.

Entrance Lobby

6' 9" x 5' 6" plus door recess (2.06m x 1.68m plus door recess)

Fully glazed and having carpet flooring and doors to the utility room and to the hallway.

Utility Room

5' 6" x 3' 7" plus door recess (1.68m x 1.09m plus door recess)

Incorporating a sink and drainer unit, with tiled splash back. Providing space, power & plumbing for a washing machine and separate tap for external hose connection. Door to cupboard fitted with 'Day' and 'Economy Seven Night' meter & consumer units and space for chest freezer.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising two spacious built-in storage cupboards, a night storage heater and doors to the downstairs cloakroom, kitchen and lounge.

Downstairs Cloakroom

Fitted with a wash hand basin and low level W/C.

Lounge

11' 9" x 10' 8" plus recess (3.58m x 3.25m plus recess)

Spacious, light and airy lounge with double glazed sliding patio doors leading to the garden. A night storage heater power connection is provided.

Dining Room

12' x 8' 5" max (3.66m x 2.57m max)

Comprising a built-in understairs cupboard and a double glazed window to rear elevation.

Kitchen

11' 9" x 8' 2" (3.58m x 2.49m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an eye-level electric oven and electric hob with cooker hood over, with space, power & plumbing for a slim-line dishwasher and space & power for a fridge/freezer or tall larder fridge. Having laminate flooring and a double glazed window to front elevation.

First Floor Landing

The stairs lead from the hallway, having a built-in airing cupboard (housing immersion heater cylinder using 'Economy Seven' night power or 'Day' power boost) and doors to all bedrooms and the shower room. A night storage heater is provided.

Bedroom One

12' 7" x 9' 4" max (3.84m x 2.84m max)

Double bedroom having built-in wardrobes and a double glazed window to rear elevation.

Bedroom Two

12' 7" x 11' 2" max into wardrobes (3.84m x 3.40m max into wardrobes)

Double bedroom having two built-in wardrobes and a double glazed window to front elevation. A night storage heater power connection is provided.

Bedroom Three

12' x 6' 7" (3.66m x 2.01m)

Generously sized single bedroom comprising fitted wardrobes and a double glazed window to rear elevation. Made to fit large single bed

base is provided, suitable for a standard $\frac{3}{4}$ double mattress.

Shower Room

White three piece suite fitted with wash hand basin, walk-in shower and low level W/c. Having partly tiled walls, tiled flooring and a double glazed window to front elevation. An extractor fan is fitted. Has a built-in cupboard for linen / storage.

Rear Garden

Secluded, well-maintained garden being mainly laid to lawn and enclosed with timber weatherboard fencing. Having a patio area and gated rear access.

Parking

Non-allocated on-street bay parking, which is ample for residents within the cul-de-sac.

Agent's Note

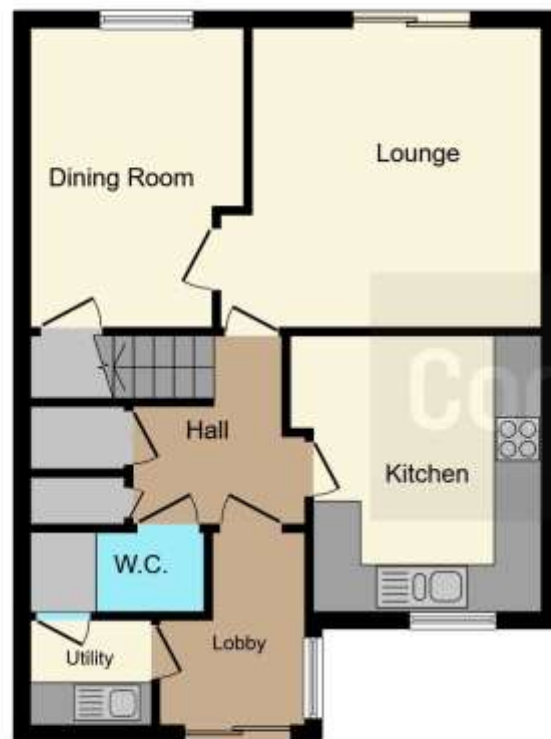
Connells advise there is no gas at the property and the heating system is "Economy Seven" night storage heating. The primary source of heating hot water is by electric 'Immersion heater using the 'Economy Seven' night-time power. Should exceptional heavy usage of hot water occur during the day, the 'One Hour Boost' or 'Two Hour Boost' using the control box in the airing cupboard, can be operated, using 'standard tariff' electricity.

In addition, we understand from our seller that the property's adjoining party walls are of Standard Construction, comprising brick/blockwork on concrete foundations. The property's front and rear walls are of a type of timber-framed construction. It comprises of timber framing with plasterboard & plaster skim on the interior and on the exterior, upper-part concrete hexagonal tiles (overlapping) with the lower-part having vertically run interlocking timber planks. Within the 'timber-framed construction' is fibre-mat insulation and a waterproof membrane. The wall construction sits on several courses of brickwork, complete with damp proof membrane, which is itself bedded onto the concrete foundation beneath, i.e. conventional 'standard construction'. Viewing recommended.

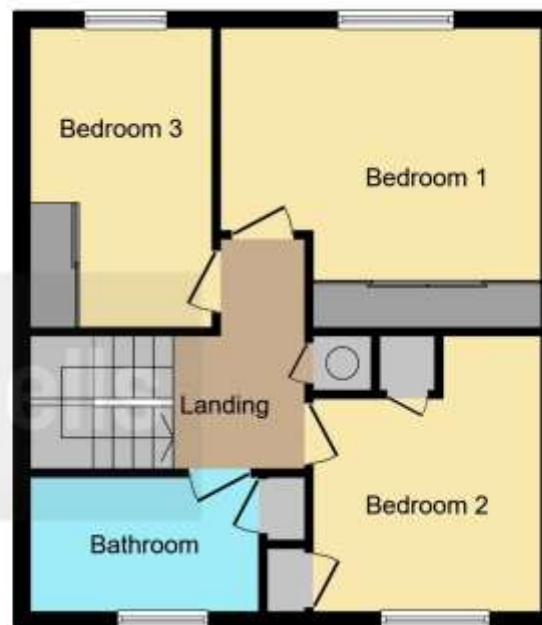








Ground Floor



First Floor

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

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7-8 Euston Place
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EPC Rating: F

Tenure: Freehold

view this property online connells.co.uk/Property/SPA313599



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