



# Vicarage Lane Harbury Leamington Spa CV33 9HA

for sale  
Offers Over  
**£450,000**



## Property Description

A rare chance to acquire a beautiful detached bungalow set within a generous plot. Occupying a highly sought after and convenient location in Harbury and within easy reach of local amenities. This attractive detached bungalow offers a wealth of generous accommodation beginning with a welcoming entrance hallway, a generous living room, separate dining room, sun room and a dining kitchen. There is a cloakroom, family bathroom and four bedrooms.

Externally the property is set back from the road behind the driveway and boasts a well maintained and excellent size rear garden and double garage.

## Approach

Via driveway.

## Entrance Hallway

Comprising laminate flooring, double glazed window and door to side elevation and a jack and Jill storage cupboard housing the gas central heating boiler. With a door to the kitchen/diner and access to the dining room.

## Kitchen

17' 3" x 14' 2" ( 5.26m x 4.32m )

Fitted with a range of wall and base units with work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Integrated appliances include; an eye-level, double electric oven and electric hob with cooker hood over, with space for a washing machine and space for a dishwasher. Comprising a

radiator, vinyl flooring and a storage cupboard housing the gas central heating boiler. With a door to the Lean To.

## Lean To

14' 2" x 4' 9" ( 4.32m x 1.45m )

Access via the kitchen and front driveway. With doors to the outside W/c and the garage.

## Dining Room

21' 3" x 8' 1" ( 6.48m x 2.46m )

Having laminate flooring, a double glazed window to front elevation and an archway to the lounge.

## Lounge

24' 9" x 13' 3" ( 7.54m x 4.04m )

Generously sized light and airy lounge. Having an electric storage heater, a double glazed window to rear elevation, a window to side elevation and doors to the Sun Room and inner hallway.

## Sun Room

13' 1" x 6' 2" ( 3.99m x 1.88m )

Having French doors and double glazed windows to side elevation. With a door to Bedroom four.



## Bedroom Four

10' 1" x 9' 4" ( 3.07m x 2.84m )

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

## Inner Hallway

Having a built-in storage cupboard and doors to bedrooms one, two and three as well as the family bathroom.

## Bedroom One

13' 7" x 10' 1" ( 4.14m x 3.07m )

Double bedroom with a double built-in wardrobes, a radiator and a window to side elevation.

## Bedroom Two

11' 1" x 10' 6" ( 3.38m x 3.20m )

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

## Bedroom Three

9' 9" x 8' 5" ( 2.97m x 2.57m )

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

## Bathroom

Fitted with a four piece suite comprising a wash hand basin, bath with separate shower cubicle and a low level W/c. Having laminate flooring, a heated towel rail, an electric storage heater and a double glazed window to front elevation.

## Outside

### Front Of The Property

There is a generous driveway providing off road parking for multiple cars.

### Garden

Mature, wrap around garden being mainly laid to lawn and fence enclosed. Having shrubs, mature trees, a large brick built shed and gated side access.

### Garage

14' 8" x 15' 5" ( 4.47m x 4.70m )

Double garage with a sliding door.









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 Band: E

Tenure: Freehold

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Property Ref: SPA314225 - 0003