



**Connells**

Landor Road  
Whitnash Leamington Spa



# Landor Road Whitnash Leamington Spa CV31 2JZ

for sale offers in excess of  
**£550,000**



## Property Description

To the front, the property boasts a large driveway providing ample off-road parking and a welcoming porch leading into the entrance hallway. From here, doors open into a bright and airy lounge/diner, featuring a window to the front and double doors that open out onto the rear garden-perfect for entertaining or relaxing with the family.

The fitted kitchen overlooks the rear garden and flows through to a versatile area that includes a second sitting room, a downstairs shower room, and access to the converted garage-currently being used as a home gym. A stud wall has been installed, but the up-and-over door remains in place, offering the potential to revert the space if desired. From the gym, a door leads to a shed and a further door into a second kitchen, which also enjoys access to the rear garden.

Upstairs, the home features four well-proportioned bedrooms, two of which benefit from fitted wardrobes, and a modern family shower room.

Outside, the rear garden is low-maintenance with paved patio areas, fenced borders, and a gate providing side access to the front of the property-perfect for families seeking both practicality and outdoor enjoyment.

This unique and spacious property offers a wealth of potential and versatility and is ideally located close to local amenities, good schools, and transport links.

## Approach

Via driveway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising tiled flooring, a built-in cupboard and doors to the lounge/dining, family room and kitchen 1.

## Lounge/Dining

29' 1" x 10' 6" ( 8.86m x 3.20m )

Generously sized lounge/dining having a television point, double glazed windows to front and side elevations and French doors leading to the garden.

## Family Room

14' 9" x 7' 8" ( 4.50m x 2.34m )

Comprising a double glazed window to front elevation.

## Kitchen 1

11' 4" x 16' 11" ( 3.45m x 5.16m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and housing the wall-mounted central heating boiler. Comprising a vertical radiator, two double glazed windows to rear elevation, a built-in cupboard, a door to the downstairs shower room and access to kitchen 2.

## Kitchen 2

11' 1" x 11' 9" ( 3.38m x 3.58m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising a double glazed window to side elevation and doors to the garden and garage.

## Shower Room

Fitted with a wash hand basin, shower cubicle, low level W/c, a radiator and an extractor fan.

## First Floor

## Landing

The stairs lead from the hallway. Comprising an airing cupboard, a radiator, loft access and doors to all bedrooms and the shower room.

## Bedroom One

19' 8" x 8' ( 5.99m x 2.44m )

Generously sized, dual aspect, double bedroom. Having a radiator and double glazed windows to front and rear elevations.

## Bedroom Two

16' 6" x 10' 3" ( 5.03m x 3.12m )

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

## Bedroom Three

10' 4" x 12' 8" ( 3.15m x 3.86m )

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

## Bedroom Four

8' 4" min x 7' 4" ( 2.54m min x 2.24m )

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

## Shower Room

Fitted with a three piece suite, comprising wash hand basin with vanity unit, shower cubicle, low level W/c, a radiator, extractor fan, ceiling spotlights and a double glazed window to rear elevation.

## Outside

## Rear Garden

Good size and beautifully landscaped garden being mainly laid to lawn and fence enclosed. Comprising a patio area and a shed.

## Parking

Driveway to front providing off road parking.

## Garage

11' 6" x 16' 5" ( 3.51m x 5.00m )

Integral garage with an up and over door.

## Agent's Note

The property has had a historic extension done. Connells advise we have not seen the relevant planning permission documentation. Please enquire with your conveyancer















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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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