



**Connells**

Heathcote Road  
Whitnash Leamington Spa



# Heathcote Road Whitnash Leamington Spa CV31 2NE

for sale offers over  
**£375,000**



## Property Description

To the front, the property benefits from off-road parking and access to a single garage via an up-and-over door. A separate entrance leads into the welcoming hallway, with access to a convenient downstairs WC.

The fitted kitchen is positioned at the front of the property and features a window overlooking the driveway. To the rear, the spacious open-plan living/dining room provides a bright and versatile space, with a window to the rear elevation and a door opening into the conservatory, which in turn offers direct access to the rear garden.

On the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The second floor is dedicated to the main bedroom, featuring a window to the rear and ample space for furniture.

Externally, the rear garden is mature and well-maintained, with a paved patio area ideal for outdoor dining and the remainder laid to lawn, bordered by established planting.

This ideal family home offers a great balance of space and potential in a sought-after location.

## Approach

Via driveway with pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising two storage cupboards, a radiator and laminate flooring. With doors to the downstairs cloakroom, the lounge/dining room and the kitchen.

## Downstairs Cloakroom

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

## Lounge/Dining

11' 9" x 19' 7" ( 3.58m x 5.97m )

Generously sized lounge/dining room comprising a radiator, an electric fire, two sliding patio doors leading to the garden and conservatory and a doorway leading to the kitchen.

## Conservatory

9' 2" x 7' 6" ( 2.79m x 2.29m )

With UPVC construction, tiled flooring and French doors leading to the garden.

## Kitchen

11' 9" x 6' 2" ( 3.58m x 1.88m )

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 integrated eye-level, double electric oven and an induction hob???? whilst providing space for a washing machine, a slimline dishwasher and a fridge/freezer. Comprising tiled flooring, a storage cupboard and a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the hallway. Comprising a built-in cupboard, doors to bedrooms two, three and four, as well as the family bathroom. With stairs rising to the second floor.

### Bedroom Two

12' 6" x 11' 1" ( 3.81m x 3.38m )

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

### Bedroom Three

12' 8" x 9' 3" ( 3.86m x 2.82m )

Double bedroom comprising a radiator, a cupboard housing the central heating boiler and a double glazed window to front elevation.

### Bedroom Four

11' 9" x 6' 7" ( 3.58m x 2.01m )

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

### Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

## Second Floor

### Bedroom One

12' 4" x 15' 7" ( 3.76m x 4.75m )

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

### Outside

### Front Of The Property

Comprising a well-maintained front garden which is mainly laid to lawn and a driveway providing off road parking for several cars.

### Rear Garden

Well-maintained garden, being mainly laid to lawn and fence enclosed. Comprising mature shrubs and borders and patio area.

### Garage

Including an up and over door. Connells advise an internal inspection of the garage has not yet been carried out.

### Agent's Note

We understand from our sellers that the loft has been converted to make a forth bedroom. Connells have not seen copies of the relevant building regulation approval and completion certificate obtained by the sellers.















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: C Council Tax  
 Band: C

Tenure: Freehold

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